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GOVERNMENT RESOLUTION IN THE PUBLIC WORKS DEPARTMENT,
No. 2322, *dated 2nd December* 1864.

Government have now received, or expect shortly to receive, several applications for the reclamation of the whole of the foreshore from Walkeshwar to Love Grove, and for the improvement of the Flats.

2. The enterprise is one which is of the greatest importance to Bombay, whether regard is had to the magnitude of the work and the capital it will require, the area to be made available for habitation, its position, or its bearing on the present Town and Suburbs; and the time has now arrived for Government finally to decide the course which they will take in the matter.

3. The best mode of proceeding will be one analogous to that of a Parliamentary Committee on a group of Railway, or other private Bills, all having an identical, or nearly identical, object.

4. Government, therefore, appoint a Committee, consisting of the Officers noted in the margin, to which the projects above referred to, and any others which may be brought forward with similar objects over the whole or part of the same area, should be submitted, with instructions to enquire orally, keeping due notes and memoranda of proceedings, as to the precise plans of the projectors with regard to their bearing on—

1. Honorable B. H. Ellis, Esq., Revenue Commissioner Northern Division.
2. Colonel Rivers, R.E., Secretary to Government Railway Department.
3. Lieut.-Colonel Kennedy, R.E., Secretary to Government Public Works Department.
4. E. W. Ravenscroft, Esq., C. S., Secretary to Government Revenue Department.
5. Surgeon Major S. M. Pelly, President of the Municipal Commission.
6. R. H. Showell, Esq., Acting Collector of Bombay.

1*st*.—Public health in regard to drainage and ventilation, and the removal of existing nuisances, such as the Main Drain.

2*nd*.—Public convenience in the shape of Roads, &c.

3*rd*.—The provision of building ground, and its speedy occupation by residences for those classes who are now most in want of house accommodation in Bombay. Under this head will come the enquiry as to the best mode of insuring that the buildings are architecturally such as not to disfigure the property and neighborhood.

4*th*.—Public recreation in the shape of open and ornamental grounds.

5*th*.—Public property, such as ground for Soldiers' Lines, or Officers' Quarters, and land for sale or rental by Government.

5. Having reported their opinion as to the respective merits of the several projects in these various particulars, the Committee should give their opinion further as to the capacity of the several projectors to carry out their projects effectively and with reasonable speed, and generally should advise Government as to which of the parties coming forward the work should be entrusted, and on what precise terms.

6. The Committee should bear in mind that the object of Government is not to define what is to be done, and then to put the execution up to public competition, but to ascertain which of the various Companies in the field has the project which promises best for the benefit of the public, and is most likely to be speedily, effectually, and conscientiously carried out, and to settle the terms on which the project should be conceded to such Company.

7. As an example, if the plans of the Company regarding drainage, roads, or any of the first four heads of enquiry, are not mature, it will be sufficient to ascertain that the Company are in earnest, and *bonâfide* in their professions; that they will be well advised on all engineering and architectural points; and that the terms they offer are such as to enable Government hereafter to *veto* any but arrangements which may be approved.

8. Beyond making the best use for the public interests of a property which now yields nothing, and in its present state is rather detrimental to the health of the neighborhood, the points in which Government are directly interested are—

1*st.*—To abolish the nuisance of the present Main Drain.

2*nd.*—To obtain ground for the Sepoys' Lines, and other Garrison purposes.

3*rd.*—To provide habitations for Government officials, and Europeans of various classes who are now quite unable to obtain suitable house room.

9. There seems no reason to doubt that the difficulty which Europeans at present experience in getting houses is mainly due to a change in the habits of the house-owning class of Natives, who live now in houses which were formerly built chiefly to be let to Europeans.

10. Probably in time the want will be supplied according to the usual laws of supply of demand, and the inconvenience may be regarded as mainly temporary. Unless the Commission see cause to dissent from this view, it will be sufficient to confine any arrangements intended to ensure house room for Europeans to the first or second tenancy, trusting that future generations of tenants will find all they require in the increased supply of houses which Government hope these proceedings will insure. This will not interfere with the Government's own arrangements for building houses as their own property on their own land.

11. The Commission should be requested to meet at once, and to report with as little delay as possible, and need not await Mr. Ellis' arrival to commence its sittings and collect information.

GOVERNMENT RESOLUTION No. 2528, *dated* 31*st December* 1864.

H. M. Birdwood, Esq., C. S., Under Secretary to Government Legislative Department, is appointed Secretary to the Committee appointed to take into consideration applications for concession of rights of reclamation, for the construction of Branch Railways, &c. &c.

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LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

REPORT.

THE Committee appointed by Government to consider the applications for the reclamation of the foreshore from Walkeshwur to Love Grove, and for the improvement of the Flats, have taken evidence in regard to the several applications for the above objects.

Flats Improvement Schemes.

2. There are two distinct propositions for the improvement of the Flats.

Mr. F. F. Lidderdale,
Mr. J. P. Leith,
Mr. Dinshaw Manockjee,
Mr. Thomas C. Hayllar,
Mr. W. F. Stearns,
The Honorable Premabhai Hemabhai,
Mr. A. Stewart,
Mr. Henry Cleveland,
The Honorable Rustomjee Jamsetjee Jeejeebhoy.

(I.) A scheme projected by the gentlemen named in the margin, the main features of which are described in the following terms in the preliminary application made by them under Section IX. of Act XXII. of 1863:—

"We have the honor to apply for a concession of those waste lands known as Foras Lands lying and situate between the Breach Vellard on the West and the Great Indian Peninsula Railway on the East, the Elphinstone Road on the North, and Bellasis Road on the South, containing, according to Government admeasurement, 300 acres, be the same more or less, and all proprietory and other rights of Government over the same.

"2. We have the honor further to apply for powers to take, in accordance with the rules laid down by the said Act for the compulsory taking of lands for purposes of public utility, the whole of the Batty fields lying and being contiguous to the said Foras lands, and with the said lands that portion of the Island of Bombay commonly known as the Flats, in accordance with plans to be deposited in the Office of the Collector of Bombay. In the event of Government granting us this concession, we hereby propose and undertake to form a Joint Stock Company for the purpose of reclaiming these lands according to plans to be deposited at the Office of the Collector of Bombay, and upon terms and subject to conditions to be hereafter arranged between Government and the said Company.

"3. We propose to fill in the whole of the said Flats to an uniform level of two feet, more or less, above the Government datum of high-water mark; to lower the Breach Vellard to about the level of the land thus reclaimed; to lay out the land thus reclaimed, or portions of it, in streets, roads, and thoroughfares, of ample width, pointing towards the sea, so as to afford ingress to the sea breeze; to thoroughly drain the land in the best way possible; to hand over to Government such reasonable portions of the land when filled as Government may require for the purposes of public roads and Government buildings."

2. The Promoters of this scheme have given in plans and estimates, which are appended to this Report. According to their estimate, they propose to raise the Flats to a mean height of $12\frac{1}{4}$ feet above the present level, and they also submit an alternative scheme for raising the Flats $8\frac{1}{4}$ feet only above the present level. The total area of the raised ground is stated to be 24,30,000 square yards, and the cost of obtaining this area is estimated at either Rupees 12-0-1 or Rupees 8-4-1 a square yard, according as the land is raised to the higher or lower level referred to above. The estimates given in by the Promoters are very meagre, and little information can be gathered from their plans or oral examination.

3. The Promoters are not prepared with any definite scheme for a system of drainage. One of their witnesses said that the general plan was to drain the whole of the raised ground on the Flats into the Main Drain, which would be arched over with bricks. Such a description is manifestly imperfect, and the Committee failed to elicit any information on which to base a decision as to the merits of Mr. Lidderdale's scheme, in respect to drainage, beyond the very general assurance contained in his preliminary application

that the Promoters would engage "to thoroughly drain the land in the best way possible." In regard to the provision of public roads and streets, the Promoters do not give any precise information, but they promise to make ample provision in these respects, and refer to their plans. These, however, show only the direction, number, and width, of roads already laid out, or in course of construction, by Government and the Municipality. The Promoters profess that the streets will be so laid out as to secure a proper ventilation of the area to be appropriated to building purposes. The Promoters hope to be able to have *some* building ground ready in two years, but they do not for the present engage to build. In the event of their proposed Company either building or forming a new Building Company, they undertake that the houses to be erected shall be as architecturally ornamental as they can be made with the means available in Bombay. Land is promised for ground for public recreation, and the Promoters are prepared to give up for Soldiers' Lines, Officers' Quarters, and other Government purposes, an amount not exceeding 20 per cent. of the whole reclamation, including both the land to be conceded by Government and that which will be acquired from private parties under the Act. The particular portion of ground the Promoters wish to give up for the use of Government is not indicated in the plan.

Dr. Thomas Diver,
Mr. George Taylor,
Mr. H. R. Maculloch,
Mr. Hurbum Nursey,
Mr. Ghellabhoy Puddumsey,
Mr. Atmaram Mahdhojee,
Mr. Sewjee Veljee.

4. (II.) The second scheme for the improvement of the Flats is brought forward by the gentlemen named in the margin, who have laid before the Committee plans and sections, and also estimates, prepared by Mr. Latham, C. E. In their preliminary application the Promoters describe their scheme "as a scheme for filling up the whole of the Batty fields and contiguous Foras lands, which together are known by the name of the Flats, and utilizing the same, when filled in to a proper level, for building and public purposes. In connection with this work it is proposed to construct a new Main Drain to replace the open drain which now exists, the whole to be executed in accordance with the third plan which accompanies this application."

5. The probable area of the ground to be raised is stated at 89,44,775 square yards, and the mean height of its surface above the present level of the Flats is roughly given at 15 feet, more or less. The work is generally described by Mr. Latham in the following terms:—

"We would fill up to the crest of the Vellard, and the reclamation would gradually fall to the level of the Bombay, Baroda, and Central India Railway line. The surface drainage will be towards the Railway line. The present drain is to be covered, and will be used as a storm outlet, and new drains would be constructed alongside as sewage drains and for getting rid of surface waters * *. The new Main Drain will discharge at the Causeway at Mahim. It will have a fall from South to North. The surface drainage is to the East; the Sub-drainage to the North."

6. The Promoters engage to make a provision of ground for the use of the public. Details under this head are given in the recorded evidence of Mr. Latham, and in the estimates and plans presented by him, and appended to this Report. The portion of land to be set aside for the use of the public, and for roads and streets, is $\frac{7}{100}$ths of the whole area. Besides this, a promise is made of 9 lakhs of square yards for purely Government purposes. The parts proposed to be given to Government are marked "G" in Mr. Latham's plans. The Promoters gave no definite answer to the question when land would be ready for building sites, but stated that their plan of operation would be to raise the ground at once along side the Foras roads, by which means ground would be immediately available for building.

7. In forming their opinion as to the respective merits of the two schemes above described, the Committee have borne in mind the instructions contained in paragraph 6 of Government Resolution No. 2322, of the 2nd December 1864.

8. They apprehend that it is their duty to advise Government on the merits of the projects and the capacity of the projectors to carry out their plans, and fur-

ther to report which scheme is the more likely to secure the objects that the Government has in view in making over the work of improving the Flats to a private Company.

9. These objects are—

(I.)—To abolish the nuisance of the present Main Drain.

(II.)—To obtain ground for Military Lines and other Government and public purposes.

(III.)—To provide houses for Government Officers and Europeans of all classes.

10. Both the propositions now under discussion include the arching over of the Main Drain. If either be adopted, the nuisance at present occasioned by the drain will be removed.

11. In regard to drainage, the evidence given on behalf of Mr. Lidderdale is so vague that the Committee cannot form any opinion whether a perfect system would be secured either for sewage or surface drainage. As to the former, Dr. Diver's scheme is sufficient so far as it goes; but the Committee do not approve of the system proposed by him for surface drainage, if, as they understand, the drainage is to be Eastwards.

12. With regard to roads, Mr. Lidderdale's propositions are too indefinite to enable the Committee to form any opinion of the precise intentions of his Company in this respect.

13. In Dr. Diver's plans the roads are clearly marked out, and the general system on which they are laid out is approved. The width is not stated, nor is it ascertainable from the plans. But the Committee presume that the main lines would not be less than 100 feet in width.

14. In regard to the concession of land for public purposes and for the use of Government it is difficult to make a comparison of the plans of the competing projectors, as the calculations of both are wrong. Mr. Lidderdale promises 20 per cent. of the whole area reclaimed; but the Committee doubt if he and his co-promoters are aware of the extent of the reclamation they propose. Their calculations are based on the supposition that 24 lakhs of square yards are to be reclaimed, but, judging from the general scheme, as set forth in their published statement and recorded evidence, the proposed reclamation must be much in excess of 24 lakhs of square yards, and, according to maps of the locality, cannot, if properly described, be less than the reclamation included in the scheme of Dr. Diver.

15. Dr. Diver, on the other hand, calculates on reclaiming 89 lakhs of square yards, but from a computation of his own areas, as taken from his own plans, the extent of his reclamation is about 70½ lakhs. The ground which he proposes to give up to the public and Government from the Flats is, on this calculation, about 20 per cent., more or less, of the whole area.

Foreshore Reclamation Schemes.

16. Four schemes have been brought forward for the reclamation of the whole or part of the foreshore from Walkeshwur to Love Grove. Of these, the first is, in two distinct sections, projected by Dr. Diver and others; the second is by Mr. Lidderdale and others; the third by Mr. Krishnarow Yeshwunt Joge and others; and the fourth for a part of the foreshore by Mr. Cooper and others. The gentlemen named in the margin have, on the plea of private rights in parts of the foreshore, entered protests against any general schemes.

1. Mr. Sorabjee Pestonjee Framjee,
2. Mr. MacFarlane, (on behalf of the owner of Vaucluse),
3. Mr. Venayek Wassodew and others,
4. Mr. Cassinath Dhackjee,
5. Mr. Bhugwandass Purshotumdass.

17. These objections have been recorded, and are referred to in the Minutes of Evidence and the Proceedings of the Committee. Nothing has been recorded to prevent Government from giving a concession of general rights of reclamation, and allowing any of the Promoters already named to proceed under Act

XXII. of 1863. It must be a condition of any concession that the Company to be formed engage to satisfy all private rights legally claimable, so that no responsibility will devolve on Government when the Act is put in force. The objections of private persons can be heard and disposed of under its provisions, except in so far as Government may have pledged itself to allow prior rights of reclamation to holders of properties. In such cases the Reclamation Company must consent to allow, as part of the Government reserved land, the ground required to carry out such pledge. Government can then deal with the holders to whom pledges have been given.

18. The several Promoters of the four schemes above referred to have given in plans and estimates, which are appended to this Report. Of the schemes for the reclamation of the whole foreshore, the Committee have to remark in regard to that projected by Mr. Krishnarow Yeshwunt Joge that it is, on the face of it, so comprehensive in its general scope, and so ambitious in its details, that the Committee cannot venture to recommend it in any way for the consideration of Government.

19. The objects of the scheme projected by the gentlemen named in the margin, who propose to reclaim the land from Love Grove to Mr. W. Cooper's bungalow on Breach Candy, are concisely stated in the following memorandum given in by Mr. Marriott on behalf of the Promoters:—

Mr. C. P. Cooper,
Mr. F. G. Hore,
Mr. J. W. McFarlane,
Mr. Ardaseer Cursetjee Dady,
Mr. A. Byramjee,
Mr. Merwanjee Nusserwanjee.
Mr. R. Luxmonjee,
Mr. Manockjee Cursetjee,
Mr. Burjorjee Sorabjee Lywalla,
Mr. Cowasjee Muncherjee Ahmedabadwalla,
Mr. Byramjee Nusserwanjee Sirvai,
Mr. Manockjee Sorabjee, Vachagandy,
Mr. Caetano Gabl. de Souza,
Mr. Munjee Nursee.

"We propose to reclaim 11,80,000 square yards of land.

"Of this we propose to place twenty-five per cent. at the disposal of Government for roads, open and ornamental grounds, or any other purpose, consistent with the use of the adjoining land for building purposes.

"We propose to lay out land for seventy detached bungalows to be let each at the rent of Rupees 500 per mensem, and terraces to contain 320 houses to be let at from 2 to 300 Rupees per mensem. Messrs. Scott, McClelland, and Campbell are our Architects, and we propose to have all our buildings erected on a plan prepared by them, subject to the approval of Government.

"We propose also to lay out the ground on a plan prepared by them, subject to any modification desired by Government.

"We expect to have 72 houses ready for occupation in two years, and the whole in seven years.

"We propose to drain the land by drains down the principal streets at right angles to the sea wall, discharging at low-water mark, and by transverse drains discharging into these."

20. The distinguishing merits of this scheme are that it is compact, and that the work proposed seems to be manageable. The possession by the Promoters of the hill near the proposed reclamation would also give them facilities for carrying out their scheme successfully. These considerations would have induced the Committee to recommend Mr. Cooper's scheme to Government were it not that the other Companies who propose to effect a more extensive reclamation would, if this project were adopted, refuse to carry out their comprehensive schemes of improvement. In the event of circumstances inducing Government to decline a concession to either of the other Promoters, this project might be adopted. The Committee have also considered whether it might not be possible to offer an inducement to Mr. Cooper and his co-promoters to make available for the prosecution of the larger scheme the property which the owners have agreed to sell to them, with a view to the land being made use of for this reclamation. It is clearly to the advantage of the public that the

hill close to the proposed reclamation be secured without an undue enhancement of price; and the Committee would, therefore, suggest that if a concession be given in favor of either of the other schemes it be a condition that the successful Company either obtain the hill by an allotment of a portion of their shares, or, failing an arrangement to that effect, offer 50 lakhs of Rupees to the Promoters associated with Mr. Cooper on an engagement for the transfer of the property to them. If Mr. Cooper and his co-promoters decline, nothing further need be done. If the Promoters of the larger scheme refuse, while Mr. Cooper and his co-promoters accept, then the Committee would recommend the acceptance of Mr. Cooper's partial scheme.

21. In regard to the schemes of Messrs. Lidderdale and Diver for the reclamation of the foreshore, the general observations recorded above in regard to their respective schemes for the Flats are for the most part applicable. While both promise liberal provision for roads, building sites, and drainage, the plans of Dr. Diver and his co-promoters are better considered and in greater detail. Moreover, their scheme has the advantage of carrying out the reclamation to low-water mark, while the other is within that line. In comparing other details the advantage is on the side of Dr. Diver and his co-promoters. They propose a road "75 or 100 feet" in width, while the others "think" they would propose one "of about 60 feet." The Committee consider that 100 feet, including the sea wall, should be required from any Company to whom the concession may be given. Dr. Diver and his co-promoters give for public and Government purposes from 44 to 48 per cent.,* while Mr. Lidderdale and his co-promoters give 20 per cent. of the whole reclamation.

* On the Vellard, 44 per cent.
On the Breach Candy, 48 per cent.

22. In one point both schemes are deficient. Neither Mr. Lidderdale nor Dr. Diver has bound himself to build on the ground proposed to be reclaimed. One of the conditions of any concession of foreshore or flats should be that the reclaiming Company shall be, to a given extent, (to be secured by covenant to expend a certain sum annually,) a Building Company, to covenant to build on land reclaimed or purchased a fixed number of dwelling houses adapted for various classes, the houses to be built according to a specification to be approved by the chief Municipal authorities.

23. The Committee deemed it right to ascertain from the Promoters to what extent they would personally give guarantees for the completion of the work proposed. From a reference to the Minutes of Evidence it will be seen that the main features of their offers are as follows:—

(I.) Mr. Lidderdale and his co-promoters promise to retain as their own private property one-tenth of the 3000 shares of which their capital of 3 crores of Rupees is to consist, and to deposit these shares with Government until the completion of the work, the shares being gradually returnable to the Promoters as the work progresses.

(II.) Dr. Diver and his co-promoters promise to deposit one-twelfth of their whole amount of shares, and to call on allottees of shares to deposit, with the first call, ten per cent. on the nominal value of the allotments, the whole of which sum they will invest in approved securities and make over to Government till the completion of the work.

24. The Committee have given above a summary of the proposals of the two rival Companies. It will be seen that, although the vagueness of the plans and intentions of Mr. Lidderdale's Company renders comparison difficult, yet it may be generally stated, from the professions of both parties, that, as to drainage, roads, ground for public purposes, building sites, and the other objects which Government have in view in granting a concession, either Company would be willing to agree to any arrangements which may be dictated to them.

25. Dr. Diver's plan, however, shows far more details than have been exhibited in the plans of the other Company; and, so far as comparison is possible, Dr. Diver's scheme offers greater advantages to Government and the public.

26. In regard to guarantee, the offers are virtually much the same. Neither offers such a superior guarantee as to establish thereby a preferential claim, and neither guards thoroughly against the danger which may be apprehended from any encouragement to unsubstantial schemes.

27. In regard to the question of the capacity of the rival projectors to carry out the work, the Committee would record that the gentlemen who are associated with Mr. Lidderdale are chiefly members of old established European and Native firms; while those associated with Dr. Diver have, for the most part, become but recently known in the commercial world. Supposing equality on all other points, the Committee would, therefore, have definitely recommended Mr. Lidderdale's Company; but, from the vagueness of the plans and estimates submitted, there are not sufficient data to satisfy the Committee that the Promoters have so carefully considered the scheme as to warrant a recommendation in their favor.

28. Upon the evidence recorded the Committee consider that Dr. Diver and his co-promoters have established a claim to preference, provided a sufficient guarantee be exacted from them for the due completion of the work. They have stated their willingness to give certain guarantees for its execution. The Committee think that these terms should be modified, and propose the following for the consideration of Government:—

1*st*.—Within five days of the receipt of the Government letter offering a concession, ten lakhs in cash or Government paper to be deposited by the Promoters in the Government Treasury.

2*ndly*.—Within one month of allotment of shares, a further sum of forty lakhs, in cash or Government securities, to be similarly deposited; the whole, or such portion as Government may deem proper, to be absolutely forfeited if the work according to plan be not completed within twelve years from the date of allotment of shares. Ten lakhs of Rupees to be returned on completion of each one-fifth of the work, provided it has been completed to the satisfaction of an Officer specially appointed by Government for that duty.

29. Such a guarantee would, in the opinion of the Committee, be sufficient to secure from Dr. Diver and his co-promoters the due performance of the great work they propose to undertake.

B. H. ELLIS, C.S., Revenue Commissioner N. D., *President.*

M. K. KENNEDY, Lieut.-Colonel, R.E., Secy. to Govt. Public Works Department,
S. M. PELLY, Surgeon Major, President Municipal Commission, Bombay,
} *Members.*

Bombay, 9th February 1865.

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1. We concur generally with the other Commissioners; but we do not concur in the opinion recorded by them in the 28th paragraph of their Report. We think, for many reasons, that Government should decline to grant the concession applied for to any Company. For it is notorious that shares in Bombay Land Reclamations are daily bought and sold at the rates of 400, 450, 500, and 1200 per cent. premium; and these enormous prices have given rise to such a spirit of speculation, that hundreds of shareholders will, in our opinion, be eventually ruined. Whether the Flats and Breach Candy Reclamation scheme will ever pay or not, is very questionable; but if all that is promised is done, the profits must be ridiculously small. Notwithstanding this important fact, it is currently reported that the shares, even now, are at a premium of £2000, or 200 per cent.; and it is, therefore, quite clear that the successful applicants will have the means, and a strong temptation, to make their own and their friends' fortunes speedily, instead of trusting to the remote

and very doubtful chance of legitimate profits to be obtained from their completed work. We think, therefore, that Government should hesitate in granting any further concessions to reclaim portions of the island, as by so doing the present spirit of speculation will increase; while by locking up capital in doubtful schemes the crisis, when it does come, will be intensified. Government should moreover, in our opinion, if they do grant the concession, impose, in the interests of the public, conditions more stringent, and more likely to cause the work to be energetically pushed on, than those suggested.

2. As regards the different applicants, our opinions are as follows. The evidence shows that Dr. Diver and his co-promoters have secured the services of an energetic Engineer, and that their plans and scheme have been drawn up with some care. Mr. Lidderdale and his co-promoters have evidently taken very little trouble. But we do not think that the fact of one Company only having secured a good Engineer, at an early stage of the proceedings, is of vital importance. Captain Wilkins, of the Royal Engineers, whose services Mr. Lidderdale and his co-promoters now write that they have secured, is as experienced and as capable of carrying out the work satisfactorily as Mr. Latham. Both Companies could possibly in these days, when land reclamation shares quickly run up to a fictitious premium, easily obtain sufficient capital for their undertaking. Both Companies are also lavish of promises, and evidently most eager for the concession. The point then, in our opinion, to be settled is, Which Company contains the greater number of gentlemen, whose antecedents, position and reputation, are most likely to ensure the fulfilment of their promises, and the due execution of the conditions to be imposed by Government? This Company, we think, is Mr. Lidderdale's, which offers not only the guarantee of the names of the Promoters, but of the long established and well known Firms, to which many of the Promoters belong. We, therefore, recommend the concession, if granted at all, to be granted to Mr. Lidderdale and his co-promoters; they arranging with the smaller Company, as proposed in paragraph 20 of the Report.

E. W. RAVENSCROFT, C. S., Offg. Chief Secy. to Government,
HARRY RIVERS, Colonel, R.E., Secretary to Government Railway Department,
R. H. SHOWELL, Offg. Collector of Bombay,
} *Members.*

Bombay, 9th February 1865.

LIBRARY OF THE BOMBAY BRANCH OF THE ROYAL ASIATIC SOCIETY

PROCEEDINGS OF THE COMMITTEE.

Tuesday, 6th December, 1864.

MEMBERS PRESENT.

Colonel Rivers, R. E.	Surgeon Major S. M. Pelly.
Lieut.-Colonel Kennedy, R. E.	Mr. R. H. Showell.
Mr. E. W. Ravenscroft, C. S.	

Colonel Rivers in the Chair.

Lieut.-Colonel Kennedy read the following letter :

No. 2063.

PUBLIC WORKS DEPARTMENT,

6th December 1864.

To

F. F. LIDDERDALE, Esq.,

and others.

GENTLEMEN,

In forwarding you a copy of a Government Resolution No. 2322, of the 2nd instant, appointing a Commission to take into consideration any scheme that it may be proposed to place before Government for reclamations on the Western Foreshore of Bombay, and for that part of the Island commonly called the "Flats," I am directed to inform you that the Commission will be glad to receive from you a detailed description of any project you may have in view for carrying out the works above mentioned; or for any other with similar object over the whole or any portion of the same area.

Should you have prepared any detailed plans, the Commission will be glad to inspect them, and receive at the same time your personal explanations, but should you have no detailed plans ready, the Commission will receive oral information from you in regard to your intentions; and on the receipt of intimation from you in regard to the manner in which you desire to put your scheme before them, they will appoint a day on which they will be prepared to receive you.

I have, &c.

M. K. KENNEDY, Lieut.-Colonel, R. E.,

Secretary to Government.

The Committee agreed to await the replies to this letter.

The Committee adjourned till Friday 16th December 1864, at noon.

PROCEEDINGS OF THE COMMITTEE.

Friday, 16*th December* 1864.

MEMBERS PRESENT.

Colonel Rivers, R. E.	Surgeon Major S. M. Pelly.
Lieut.-Colonel Kennedy, R. E.	Mr. R. H. Showell.
Mr. Ravenscroft, C. S.	

Colonel Rivers in the Chair.

Mr. Lidderdale, Dr. Diver and Mr. Hore appeared respectively on behalf of the promoters of three separate schemes.

Mr. Lidderdale said that he had a matured scheme, but objected to make it public unless a day could be fixed on which all schemes could be considered and finally adjudicated on.

Dr. Diver said that he had no definite or detailed scheme, but asked for time to enable him to prepare one.

Mr. Hore remarked to the same effect.

The Committee decided that the promoters should not be called on to develope their views unless under some arrangement that would secure them from having their schemes pirated.

The Committee adjourned till Saturday 7th January, at noon.

PROCEEDINGS OF THE COMMITTEE.

Saturday, 7th January 1865.

MEMBERS PRESENT.

Colonel Rivers, R. E.	Surgeon Major S. M. Pelly.
Lieut.-Colonel Kennedy, R. E.	Mr. R. H. Showell.
Mr. Ravenscroft, C. S.	

Colonel Rivers in the Chair.

The promoters of schemes for reclaiming the Foreshore and improving the Flats appeared before the Committee.

The promoters were informed that the Committee was not sitting under Act XXII. of 1863, the present investigation being altogether of a preliminary character.

The Committee decided that the examination of witnesses should be perfectly public. The promoters agreed to this.

Messrs. McCulloch, Hayllar, Latham, Crawford, Keir, Marriott, Macfarlane, and Venayek Wassoodeo were examined.

The Committee adjourned till Tuesday the 17th January at noon.

PROCEEDINGS OF THE COMMITTEE.

Tuesday, 17th January 1865.

MEMBERS PRESENT.

The Hon'ble B. H. Ellis, C.S.	Mr. E. W. Ravenscroft, C.S.
Colonel Rivers, R.E.	Surgeon-Major S. M. Pelly.
Lt. Colonel Kennedy, R. E.	Mr. R. S. Showell.

The Hon'ble B. H. Ellis in the Chair.

The Committee met for the purpose of hearing evidence in regard to a scheme proposed by Mr. Krishnarao Yeshwunt Joge and others. The promoters did not appear, and in their absence the following letters were read :—

To

H. E. SIR H. BARTLE E. FRERE, K.C.B.,

Governor of Bombay in Council.

MAY IT PLEASE YOUR EXCELLENCY,

We, the undersigned, have the honor to make this preliminary application under Act 22 of 1863, for the following concessions :—

1. We have the honor to apply for the right of reclaiming all that portion of the foreshore and land to the seaward thereof extending from Walkeshwur to Mahaluxmee and Worlee Fort, with a view to apply it to building purposes, and in strict adherence to all the rules set forth in the Act above mentioned.

2. We propose to fill up the said land to within two feet of the Vellard Causeway, and erect upon this site a large number of private residences and other buildings of public utility, all of which will be distinctly specified forthwith.

3. We undertake to effectually construct a sea-wall along the whole extent of the reclaimed foreshore.

4. Detailed plans are in course of preparation by the Engineer, and will be duly lodged at the Town Hall, as requested, before the 7th of January 1865.

We have, &c.

KRISHNARAO YESHWUNT JOGE.
GOVIND CHINTAMON JOGE.
GUNESS YESHWUNT JOGE.
DINKAR SUKHARAM TINNARKAR.
YESHWUNTRAO NARAYEN JOGE.

Consulting Engineer—JAMES HASTINGS, ESQ.

Bombay, 7th January, 1865.

MEMORANDUM.—This scheme is the suggestion of six influential and wealthy native gentlemen of Poona.

The project they have in view approaches somewhat closely to the one which this Council has already considered, and is a reclamation of all that portion of the foreshore and land to the seaward thereof, extending from Walkeshwur to Worlee Fort.

The gentlemen in question have projected two sea-walls, one of which would command a very considerable depth of water—averaging twenty-nine feet three inches at mean tide, and could be made available for very important wharfage purposes, if deemed requisite.

This forms the alternative sea-wall, and should this Council consider it undesirable to extend it so far, the projectors beg to offer a second proposition. This consists of a straight wall reaching from Walkeshwur to Worlee Fort, and will be 28,800 feet in length, enclosing a large area as shown on the Plan, which area it is intended shall be devoted to the erection of private and public buildings, such as the Promoters may subsequently suggest and Government sanction.

The capital proposed is three crores. One crore the six gentlemen above alluded to are ready to bring forward at once.

It will be seen from the Plan that no property upon the foreshore already existing is at all deteriorated by this reclamation. The reverse is obviously the case. A drive or mall one hundred and fifty feet in width will be erected adjutting to, and parallel with, the sea-wall. Within the space thus enclosed, and to the landward of the said sea-wall, it is designed to erect five hundred handsome and commodious residences, the demand for which is now a matter of public notoriety. A church, which is also greatly wanted by the European residents of Malabar Hill, as well as a small but first-class Hotel, with public library, reading rooms, swimming baths, gardens, and bandstand. Length of inner sea wall 28,800 feet, or $5\frac{3}{4}$ miles of sea wall.

To

COLONEL M. K. KENNEDY, R. E.

DEAR SIR,

The Promoters of the Reclamation to which my name is attached, as Engineer, have not returned from Poona in time for this meeting. The Plan with the prospectus is all, therefore, that they beg to tender to the Council as a preliminary step. They are prepared to lodge one crore as evidence of good faith if desirable, and to conform strictly with all the requirements of Government.

I beg, &c.,

JAMES HASTINGS,

Civil Engineer.

17*th January* 1865, *Noon.*

The following letter was read:—

To

THE PRESIDENT AND MEMBERS OF THE RECLAMATION COMMISSION.

GENTLEMEN,

In our letter of 14th ultimo we applied to Government for permission to reclaim, on payment of valuation, a strip of the sea-shore surrounding our property on the Warden Road, in order that the property might to a certain extent be prevented from being deteriorated by the proposed reclamation of the whole foreshore.

In reply, Government, in their letter No. 2247, dated 29th December, desired us to submit our application for the consideration of your Commission, and we therefore beg to do so as follows:—

On a personal inspection of our property it will be seen that there is no compound surrounding it, and that *all the advantages of an extensive surrounding compound* have hitherto been secured to us by the surrounding sea.

The want of a surrounding compound is peculiar to our property alone, whilst the few other bungalows along the sea-shore have already vacant spaces surrounding them.

It is for this reason that we solicit permission to reclaim a narrow strip of land all round our property.

If we are directed to make arrangements with the successful promoters, we shall, we beg to submit, be unnecessarily subjected to a heavy loss. We believe we can reclaim the space we require cheaper than the reclaimers of the whole foreshore will; but if we are obliged to purchase land reclaimed by them, we shall have to pay them their heavy cost of reclamation, besides such value for the sea-ground itself as they may, seeing the necessity of our requirements, choose to demand.

Again, the slip of sea ground we require round our property is so small and insignificant that a compliance with our request will in no way interfere with the plans and arrangements of the reclaimers.

Under these *peculiar* circumstances of our case, we beg to request that you will be pleased to recommend to Government a compliance with our prayer. We are old servants of Government, and hope that we shall not be considered undeserving of the small concession we seek solely with the view of preventing our existing property from being deteriorated.

We have, &c.,

VENAYEK WASSODEW,
WASSODEW PANDOORUNG.
NARRAYEN DINANATH.

Mr. Marriott was examined.

The following question was proposed to the Promoters present.

"What guarantee are you prepared to give to Government or the public that the promoters will retain an interest in their schemes until the work is complete, and to what extent, in proportion to the capital or the number of shares allotted, will the Promoters undertake to retain such interest?"

The promoters were informed that the Committee would receive replies to this question till 5 P. M. on the 18th instant.

The Committee adjourned till Thursday the 26th instant, at 2 P. M.

PROCEEDINGS OF THE COMMITTEE.

Thursday, the 26th January 1865.

MEMBERS PRESENT.

The Hon'ble B. H. Ellis, C.S.	Mr. E. W. Ravenscroft, C.S.
Colonel Rivers, R.E.	Surgeon-Major S. M. Pelly.
Lieut. Colonel Kennedy, R.E.	Mr. R. S. Showell.

The Hon'ble B. H. Ellis, in the Chair.

The following letters were recorded:—

From

F. F. ARBUTHNOT, ESQ.,
Honorary Secretary, Western India Turf Club,

To

H. BIRDWOOD, ESQ.,
Secretary to the Commission for the Investigation of the Flats Reclamation Scheme, &c.

Bombay, January 21st, 1865.

SIR,

At the request of the Stewards of the Western India Turf Club I have the honor to address you on the subject of the Byculla Race Course, which is likely to be injured in the event of certain of the Flats Reclamation schemes being eventually sanctioned.

2. The Race Course is at present under the management of the Western India Turf Club, who manage it on behalf of the public community, Rule 15 of the Club running thus :—

"15. The Club takes under its special management the Byculla Race Meeting, "its Funds and Dead Stock. The Stewards of the Club shall invariably be the Stewards "of the meeting."

3. I consider that the general community of Bombay have an interest in the preservation of the Race Course, and that the land having been used as such for a long series of years should now be preserved if possible from being built or otherwise encroached upon.

4. In conclusion I might add that the Course would be well preserved by turning all the land which it encircles into a peoples' park. This being laid out in rides and drives with walks and shrubberies and some artificial lakes, etc. would be of the greatest advantage and convenience to the public, while the Race Course outside would remain intact as at present.

5. Whether the carrying out of such a proposition should be left to a public subscription or to a private company is not in my power to discuss. In the meanwhile I can only claim that the protest of the Western India Turf Club for the preservation of the Byculla Race Course should be recorded among your proceedings.

I have the honor to be,
Sir,
Your most obedient servant,
F. F. ARBUTHNOT,
Honorary Secretary Western India Turf Club.

To

THE CHAIRMAN AND THE OTHER MEMBERS OF THE BREACH CANDY RECLAMATION COMMISSION.

GENTLEMEN,

We are instructed by our client Bhugwandass Purshotumdas to inform you that he claims a right to the land in front of his property at Breach Candy, being a portion of the land which the several proposed Reclamation Companies seek to include in their works of reclamation, and to say that his rights will be otherwise affected by the reclamations.

We are therefore instructed to request you to record this objection on his behalf, and to say that he reserves to himself the right to oppose any scheme which may be calculated to interfere with his rights.

We remain,
Gentlemen,
Your obedient Servants,
KELLY, HORE & MANISTY.

Bombay, 24th January 1865.

To

THE CHAIRMAN AND OTHER MEMBERS OF THE BREACH CANDY RECLAMATION COMMISSION.

GENTLEMEN,

With reference to the proceedings now going on before your Commission, we are desired by our client Cassinath Dhackjee, the legal representative of the late Dhackjee Dadajee, to state that he has a private right to a considerable part of the foreshore at Breach Candy proposed to be reclaimed by the several Companies who have handed in their respective projects to your Commission, and that he has other private property at Breach Candy besides, that would be affected by the schemes now proposed. We are therefore instructed to oppose any of the said several schemes which are in any way calculated to interfere with our client's private property or rights, and we have to request you to be good enough to note this objection on his behalf, of which such use will be made hereafter as occasion may require.

If necessary our client will undertake to reclaim that part of the foreshore which is directly in connection with his private property.

You will be pleased to communicate this protest to those projectors whose scheme you may feel disposed to recommend to Government for acceptances.

Yours truly,
KELLY, HORE & MANISTY,
Solicitors, High Court.

Bombay, 18th January 1865.

The Committee considered their report.

The Committee adjourned till Thursday, the 2nd February, at 11 A. M.

PROCEEDINGS OF THE COMMITTEE.

Thursday, 2nd February 1865.

MEMBERS PRESENT.

The Hon'ble B. H. Ellis, C. S.	Mr. E. W. Ravenscroft, C. S.
Colonel Rivers, R. E.	Surgeon-Major S. M. Pelly.
Lieut. Colonel Kennedy, R. E.	Mr. R. S. Showell.

The Hon'ble B. H. Ellis in the chair.

The following letter from Mr. F. F. Lidderdale was read :—

Bombay, 31st January 1865.

To

THE BREACH CANDY RECLAMATION COMMISSION.

GENTLEMEN,

With reference to the replies No. 4 and 25 given before the Commission on the 7th instant, on behalf of the Promoters of the Mahalúxmee Land Reclamation Company, we have the honour to state that since then we have secured the services of Captain Wilkins, of the Royal Engineers, as one of the Engineers and Architects of the works proposed to be undertaken by the Company in the event of the concession for which they have applied being granted to them.

We have the honour to be,

Gentlemen,

Your most obedient Servant,

FRAS. F. LIDDERDALE, *Chairman*,

For Self and Co-Promoters.

The Committee resumed consideration of their report.

The Committee adjourned till Monday, the 6th February, at 11 A. M.

PROCEEDINGS OF THE COMMITTEE.

Monday, 6th February, 11 A. M.

MEMBERS PRESENT.

The Hon'ble B. H. Ellis, C. S.	Mr. E. W. Ravenscroft, C. S.
Colonel Rivers, R. E.	Surgeon-Major S. M. Pelly.
Lieut.-Colonel Kennedy, R. E.	Mr. R. S. Showell.

The Hon'ble B. H. Ellis in the Chair.

The Committee agreed to their report and adjourned.

MINUTES OF EVIDENCE.

LIST OF WITNESSES.

Mr. McCulloch..... Page 1
Mr. Hayllar..... „ 3
Mr. Latham..... „ 5, 7
Mr. Crawford..... „ 7
Mr. Keir..... „ 8
Mr. Marriott..... „ 8, 9
Mr. Macfarlane..... „ 8
Mr. Venayek Wassoodeo..... „ *ib.*

MINUTES OF EVIDENCE.

Saturday, 7th January 1865.

MEMBERS PRESENT.

Colonel Rivers, R. E.
Lieut.-Colonel Kennedy, R. E.
Mr. E. W. Ravenscroft, C. S.
Surgeon Major S. M. Pelly.
Mr. R. S. Showell.

Colonel Rivers in the Chair.

MR. MCCULLOCH EXAMINED.

1. CHAIRMAN.—On behalf of what Company do you appear?—On behalf of the Mahaluxmee Land Reclamation Company, of which Mr. Lidderdale is Chairman. Mr. McCulloch. 7th Jan. 1865.

2. What schemes do you propose to undertake?—We are prepared with two schemes; one for raising the flats, the other for the reclamation of the foreshore from Walkeshwur to Mamahajanee as shown in the Plans I now give in.

[*The witness handed in Plans and Estimates.*]

The following is the preliminary application made by the promoters to Government Sec. IX. of Act XXII. of 1863:—

To

HIS EXCELLENCY SIR H. BARTLE E. FRERE, K.C.B.,
Governor of Bombay in Council.

MAY IT PLEASE YOUR EXCELLENCY,—

We, the undersigned, have the honour to make this preliminary application under Act XXII. of 1863, for the following concessions:—

1. We have the honour to apply for a concession of those waste lands, known as Foras Lands, lying and situate between the Breach Vellard on the West, the Great Indian Peninsula Railway on the East, the Elphinstone Road on the North, and Bellasis Road on the South, containing according to Government admeasurement 300 acres, be the same more or less, and all proprietary and other rights of Government over the same.

2. We have the honour further to apply for powers to take, in accordance with the rules laid down by the said Act, for the compulsory taking of lands for purposes of public utility, the whole of the Batty Fields lying and being contiguous to the said Foras Lands, and with the said Lands that portion of the Island of Bombay, commonly known as the Flats, in accordance with plans to be deposited in the Office of the Collector of Bombay. In the event of Government granting us this concession, we hereby propose and undertake to form a Joint Stock Company for the purpose of reclaiming these lands according to plans to be deposited at the Office of the Collector of Bombay, and upon terms and subject to conditions to be hereafter arranged between Government and the said Company.

Mr. McCulloch. 7th Jan. 1865.

3. We propose to fill in the whole of the said Flats to a uniform level of two feet more or less above the Government datum of high water mark; to lower the Breach Vellard to about the level with the land thus reclaimed; to lay out the land thus reclaimed or portions of it in streets, roads, and thoroughfares of ample width pointing towards the sea so as to afford ingress to the sea-breeze; to thoroughly drain the land in the best way possible; to hand over to Government such reasonable portions of the land when filled as Government may require for the purposes of public roads and Government Buildings.

4. We have the honor further to apply for a concession of the whole of the foreshore of that part of the Island of Bombay situate and lying between Mamahajanee and Walkeshwur, and all the proprietary and other rights of Government over the same.

5. In the event of the said concession being made, we purpose and hereby undertake by means of the said Joint Stock Company to reclaim and fill in the whole of the said foreshore in accordance with plans to be hereafter submitted to Government, and upon terms and subject to conditions to be arranged between Government and the said Company.

6. We propose and hereby undertake to build a sufficient sea-wall along the whole extent of the said foreshore to be reclaimed as aforesaid, and to lay out and dispose of the said land thus reclaimed for building and other purposes of general utility.

7. For the purpose of effectually and economically carrying out the above-mentioned undertakings, we have the honour further to apply for the right of Government over Mahim Bay.

We have the honour to remain, &c.,

F. F. LIDDERDALE.
J. P. LEITH.
W. F. STEARNS.
A. STEWART.
T. C. HAYLLAR.
H. CLEVELAND.
R. J. JEEJEEBHOY.
PREMABHAI HEMABHAI.
DINSHAW MANOCKJEE PETIT.

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3. What arrangements do you propose for the benefit of the public health in regard to drainage and ventilation, and the removal of existing nuisances, such as the main drain?—We are not prepared with any definite scheme, but in building our streets, we should have them in such a direction as to secure the free passage of the sea breeze through them. I cannot now give the details of our drainage scheme.

4. How would you guard against doing injury to surrounding property in carrying out any part of your scheme?—In regard to this point we have no general scheme to propose. But Government may rely on it that if our application is favourably received, we should, by employing engineers of known character, give an effectual guarantee of our operations being conducted in such a manner as to interfere as little as possible with the convenience of the public.

5. Would you give the Committee a general idea of your system of drainage, stating to what level you intend to raise your land on the flats?—We propose to drain the property on the flats into the main drain, which we should arch over with bricks. We would raise the land to the height specified in our preliminary application.

6. Would you have any outlet on the Vellard side?—I am not prepared to state publicly the details of our drainage system. I am willing to give in a description of it in writing. Mr. McCulloch. 7th Jan. 1865.

7. I understood, before you were called up, that you had no objection to being publicly examined in regard to the details of your scheme?—If our plans were sufficiently matured I should have less hesitation in describing our drainage scheme, but our plans are not ready yet.

8. In what direction do you propose to have the outlet of your drainage system?—If the Committee will give me time, I will engage to give full particulars by 4 P. M. to-day, as by that hour I shall have had time to consult our engineers on the point.

9. The Committee would be glad to have a general idea of your drainage scheme now?—I may say that our general plan is to drain the whole of the raised ground on the flats into the main drain. The heights to which we would raise different parts of the flats are indicated in our plans and estimates, and we are quite prepared to raise to the higher level indicated in them.

10. Lieut.-Colonel KENNEDY.—Which of the two levels would you prefer?—The Company woul prefer raising to the lower level. But we are prepared to raise to the higher level if Government thinks it desirable that we should do so.

11. CHAIRMAN.—Do you propose to have any reservoirs in connection with your scheme?—No.

12. Would you propose to provide places of public recreation, &c.?—Yes, as stated in our application to Government.

13. Lieut. Colonel KENNEDY.—How do you propose to deal with the Bombay and Baroda Railway line?—Our scheme would not interfere with that, if the lower level is adopted.

14. How would your scheme affect the Race Course and Camateepoora?—On this point I would request a reference to our plans.

15. CHAIRMAN.—The Committee would be glad to hear you describe orally the part of your Plan to which you refer?—I shall be prepared to give in a written description before the meeting closes.

16. Would you wish your Engineer to be examined on the points in regard to which you have some hesitation in giving your evidence?—I have an objection to our Engineer being examined at present.

17. You understand that the Committee must have some general information in regard to the drainage system you propose to adopt, or else they can arrive at no opinion as to the merits of the scheme. Would you therefore state generally what arrangements you propose for drainage?—I am not instructed on this point, and I should be only wasting the Committee's time if I were to attempt any description.

18. What arrangements do you propose for the public convenience in the shape of roads?—Several of the roads we propose are marked on our plans. The Company would make roads and streets and would give up the land of these roads and streets to the public.

19. What proportion of your land would you give up to the public?—I am not prepared to say. The Company would probably give as much as the Government or the Municipal Commissioners should think proper.

20. What provision would you make of building ground?—Any reasonable amount the municipality might require. I am not prepared to give a definite answer. I would suggest that Mr. Hayllar be examined.

MR. HAYLLAR EXAMINED.

21. Are you prepared to state what provision of building ground would be made on the flats by the Mahaluxmee Land Reclamation Company?—Within two years we should be able to offer something to the public. Mr. Hayllar.

22. Lieut.-Colonel KENNEDY.—How do you propose to distribute your land?—

Mr. Hayllar. 7th Jan. 1865.

We should fill in first the parts required by Government. Then we should reclaim from existing roads, along which we would provide building sites.

23. Have you made any calculation as to the proportion of land you would set apart for building sites?—We intend to devote our reclamations entirely to building sites, except near the railway line.

24. Would you have an open space for ventilation?—There would be a large road from the Bay widening out in the centre and contracting towards the East. It would probably be of an oval form.

25. Are the buildings to be erected to be architecturally ornamental?—We would employ the best means available in Bombay for constructing ornamental buildings.

26. Will the Company be prepared to spend money liberally in providing for handsome buildings?—Clearly.

27. Will the Company undertake to build?—The Company will either build themselves, or form themselves into a Building Company.

28. Where would you have your recreation grounds?—It is impossible to say. Probably an open space would be left to give a passage for the breeze, and in the middle of this we would have an ornamental garden.

29. How much land would you give up for public purposes?—In the first place we would have wide roads and a large piece of ground, (say for some future International Exhibition). I imagine Government would have a voice in laying out a park, and we would clearly attend to any suggestions made by Government.

30. How many acres do you propose to reclaim altogether?—The acreage is shown in the map. I cannot state the exact amount.

31. How much would you give Government for officers' quarters, soldiers' lines, &c.?—We would give what Government might require.

32. If Government asked for half, would you give it?—No. We are prepared to give what Captain Fuller required, namely, the corner near Mahaluxmee for sepoys' lines.

33. Would you indicate on your Plan what land you refer to?—The piece bounded by Tardeo Hill on the S. W.; the new Foras road on the N. W.; the main drain on the E.

34. Would you give more than this?—I am not prepared to say. But I would give this and the new roads. If we stated more we should be placed in the power of opponents. I will now give in a written statement of what we will give. *(The witness gave in the following statement:*

"Twenty-five per cent. of Government land will be given up if Government require us to do so, and such per centage of the batty land as may be settled between the Company and Government, or (say) not exceeding twenty per cent. *on the whole* Reclamation.

THOS. C. HAYLLAR.

For F. F. LIDDERDALE.")

35. Would you now explain the surface drainage system of the Mahaluxmee Foreshore Reclamation scheme?—The drainage would pass under the sea wall.

36. What is the width of the road along your sea wall?—About 60 feet, I think.

37. What arrangements do you make for sewage?—We propose carrying a sewage drain on a line with the road along the foreshore, forming a junction with the main drain, commencing at the point marked on the Plan "Wilderness," at, say, three

feet below high water mark, giving it a fall of four feet to the mile, the distance being five miles. It would at Love Grove Sluice be 23 feet below high water mark, and the sewage could be there pumped up by steam machinery. Mr. Hayllar. 7th Jan. 1865.

38. What roads do you propose in the Foreshore scheme?—The roads shown on the Plan.

39. How much land will be reclaimed altogether on the Foreshore?—The whole is shown on the plan. The whole amount will be about thirteen lacs of square yards.

40. Do you provide any open space and ornamental grounds?—My written statement given in reply to a former question supplies this information. (See reply to question 34.)

41. Do you undertake to build?—We should follow the same course in regard to building on the Foreshore as on the Flats. If we do not build ourselves, we would resolve ourselves into a building company.

42. Do you propose to make any provision for European residences?—Nothing more than is required by Para. 10 of the Resolution of Government No. 2322 of the 2nd December.

43. Who are your Promoters?—Their names are attached to our application.

44. What capital would be required for the execution of both of your schemes?—The amount mentioned in our estimates.

MR. LATHAM EXAMINED.

45. CHAIRMAN.—On behalf of what Company do you appear, and what schemes do you propose?—I appear on behalf of Dr. Diver's Company, and we propose three schemes. Mr. Latham.

(1.) To reclaim from Walkeshwur to Mahaluxmee.

(2.) To reclaim from Mahaluxmee to Mamahajanee.

(3.) To raise the Flats.

We are willing to take these schemes together, but not the Vellard scheme (No. 2) alone.

The following is the preliminary application made by the Promoters to Government under Section IX. of Act XXII. of 1863 :—

To

HIS EXCELLENCY SIR H. BARTLE E. FRERE, K.C.B.,
Governor of Bombay in Council.

HONORABLE SIR,

We have the honour of applying to your Excellency in Council, in accordance with the provisions of Act XXII. of 1863, for the concession necessary to enable us to carry out the following works of public utility :—

1st. A scheme for reclaiming the whole of the foreshore of the Island of Bombay situate between Mahaluxmee and Walkeshwur Point. We propose to construct a sea wall along the whole extent of the sea frontage, and to lay out the reclaimed space in accordance with the details specified in the accompanying Plan.

2nd. A scheme for reclaiming the foreshore lying between Mamahajanee and Mahaluxmee seaward of the road known by the name of Breach Vellard. The construction of a sea wall will here also be required, and we undertake to execute these works, and to lay out the ground thereby rendered available in accordance with the Plan attached.

3rd. A scheme for filling up the whole of the Batty fields and contiguous Foras lands which together are known by the name of the Flats, and utilizing the same when

r. Latham. filled in to the proper level for building and public purposes. In connection with this
7th Jan. 1865. work it is proposed to construct a new main drain to replace the open drain which now exists ; the whole to be executed in accordance with the third Plan which accompanies this application.

4th. In addition to the Plans mentioned, estimates, books of reference, and other documents contemplated by the Act are here herewith deposited.

5th. We are prepared to supply any further information your Excellency in Council may think requisite ; and our application is for a concession of powers for the compulsory taking of land and of all the proprietary and other rights of Government over the Flats and Foreshore above described, and that the proposed works may be registered, under Act XXII. of 1863, with all the terms and requirements of which we undertake to comply.

We have the honour to be,
Honorable Sir,
Your most obedient Servants,

THOMAS DIVER.
GEORGE TAYLOR.
H. B. MACCULLOCH.
HURBUM NURSEY.
GHELLABHOY PUDDOMJEE.
ATMARAM MADOWJEE.
SEWJEE VELJEE.

[*The witness handed in Plans and Estimates.*]

46.—What amount of capital do you propose to raise?—The amount stated in our estimates.

47.—What area do you propose to reclaim on the Flats?—89,44,775 square yards, which we propose to raise 15 feet, more or less, over most of its extent.

48.—Would you give a general idea of the plan you propose to adopt?—We would fill up to the crest of the Vellard, and the reclamation would gradually fall to the level of the Foras road and ballast level of the Bombay, Baroda and Central India Railway line. The surface drainage will be towards the Railway line. The present drain is to be covered, and will be used as a storm outlet, and new drains would be constructed alongside as sewage drains and for getting rid of surface water.

49.—Where would the new sewage drain discharge?—The main new drain will discharge at the causeway at Mahim. It will have a fall from South to North. The surface drainage is to the east ; the sub-drainage to the North. There would be no drainage towards the Vellard, and no reservoirs.

50. What area of land do you propose to set aside for purposes of ventilation ; i. e., what ground would you leave unbuilt on?—We propose to give up the following areas to the public:—

For a Circle	36,688	Square Yards.
For Triangles	27,777	,,
,, ...	13,361	,,
Squares	36,736	,,
,, ...	22,666	,,
Foras Road.....	81,000	,,

51. Dr. PELLY.—Would you maintain the Foras roads?—We would finish them.

52. CHAIRMAN.—In what time would any building ground be available for sites?—I can give no definite answer, but we would reclaim on each side of the Foras roads at once.

53. Would the Company engage to build ornamental houses?—At present the Company only undertake to reclaim. We would guarantee, however, that any houses

to be built should be ornamental. We would only give the land for building on the condition that none but ornamental houses were to be built on it. Mr. Latham. 7th Jan 1865.

54. Suppose another Company were to be formed for building on your reclamation?—We would provide that no building should be erected on the ground but what would be ornamental.

55. What proportion of land do you propose to set aside for Government?—The parts marked on the plans namely:—

437,354 Square yards for a Parade Ground.
455,885 ,, for Military Lines.

The proportion this bears to the total to be reclaimed is about 9 per cent. If Government want more we would be prepared to consider their wishes. This would be a question for the Promoters.

MR. CRAWFORD EXAMINED.

56. Can you give precise information as to the amount of land the Company would give Government?—It is impossible to say what percentage we could give Government in addition to what is marked on the Plans. Government might want the most valuable part of the reclamation, which might still form only a small percentage of it. Mr. Crawford.

MR. LATHAM EXAMINED.

57. CHAIRMAN.—To what level would you raise the Flats?—We would engage to reclaim up to the level of the Foras roads. Mr. Latham.

58. Is there any fall in the railway line on the Flats?—I think not.

59. Mr. SHOWELL.—What do you propose doing with the native burial ground on the Flats?—We would cover it over.

MR. CRAWFORD EXAMINED.

60. Who are the promoters of your scheme?—Messrs. Thomas Diver, George Taylor, H. B. McCulloch, Hurbum Nursey, Ghellabhoy Puddomsey, Atmaram Madowjee, and Sewjee Velljee. Mr. Crawford.

MR. LATHAM EXAMINED.

61. Have you brought Plans of your reclamations on the Breach Candy Foreshore?—Yes. Mr. Latham.

[*The witness handed in Plans and Estimates.*]

62. What would be the general height of reclamation?—Two feet above high water springs, what is known as 83. The sea wall would be six feet above highwater. The section Plan No. 4 shows the sea wall, which has an average height of 19 feet 6 inches.

63. Would you describe the proposed roads on the Foreshore?—There would be a broad road, the whole length, as shown on the Plan. The calculations we have made are for two widths of road, one 75 feet wide, the other 100. The Plan shows a band-stand and promenade.

64. What percentage would be given to the public?—Land would be given for a church, for the police, for Government, for roads, and for a public park, to be vested in Trustees, the Company reserving the right of building on it. The details are shown in our estimate. In all, 48 per cent. would be given up to the public.

65. Have you Plans of the Mamahajunnee project?—Yes, but this is not an essential part of the whole scheme. We would not undertake this by itself, though we would in connection with the others.

[*The witness handed in Plans and Estimates.*]

66. What is the proposed level of this reclamation?—The same level as the Breach Candy Reclamation.

67. Would you describe the drainage system?—The surface and sewerage drainage would be into the main drain eventually.

68. What would be the total area to be reclaimed?—751,043 square yards.

Mr. Latham. 7th Jan. 1865.

69. What roads would you have?—A broad road (either 100 or 75 feet wide), as shown in the plan, all along the seaway, and cross streets besides.

70. What percentage would you allow Government and the public?—We would give 44 per cent. of the whole.

71. What arrangement would you make in regard to the houses to be built?—We would secure that they should be ornamental—more so than the houses on the flats.

MR. KEIR EXAMINED.

Mr. Keir.

72. On whose behalf do you appear?—I appear on behalf of Mr. Sorabjee Pestonjee Framjee, owner of the 'Wilderness.' My client is willing to reclaim in front of his property in conformity with any general scheme to be adopted.

73. Has your client any private right to any part of the Foreshore?—No, he simply wishes to reclaim a small portion of land on his own account.

MR. MARRIOTT EXAMINED.

Mr. Marriott.

74. On whose behalf do you appear?—On behalf of the Breach Candy and Vellard Reclamation Company. We do not take in the Flats, but begin with Love Grove and end with Mr. Cooper's house. I beg to hand in Plans and estimates and terms of agreement.

[*The witness handed in Plan and Estimates and Terms of Agreement.*]

75. Who are the promoters of this scheme?—The following gentlemen: Messrs. C. P. Cooper, Fraser S. Hore, J. W. Macfarlane, A. Cursetjee Dady, Merwanjee Nusserwanjee, Ramchunder Luxumonjee, Caetano De Souza, Burjorjee Sorabjee Lywalla, Cowasjee Muncherjee Ahmedabadwalla, Maneckjee Cursetjee, Ruttonjee Runchordass, Byramjee Nusserwanjee, Manjee Nursee, Jumnadass Doolubdass D. Byramjee Maneckjee, S. Vuchagund, and Cursetjee Cowasjee Bhandoopwalla.

76. What will be the height of your reclamation?—About two feet above highest spring tide.

77. What seawall would you build?—One of same level as the reclamation. We have no section to illustrate this.

78. What portion of land would you set aside for public purposes?—We would place 25 per cent. at the disposal of Government. Government would be allowed to select what they want. In all, we should place about 46 acres at the disposal of Government.

79. Do you propose to build as well as to reclaim?—Our Company is especially framed for providing dwellings for Europeans.

80. What facilities has your Company for reclaiming?—Some of the promoters own the land near Col. Marriott's bungalow—in all 49 acres. This gives them peculiar facilities. This would enable us to reclaim 100 acres at once. We would build on the ground after removing the hill—10 separate houses, 60 double. On the reclaimed ground we would build 60 separate houses and 200 houses in terraces.

81. What land would you provide for public recreation?—Recreation lands are included in the Government land specified in the estimates. We would reclaim ground in two years for all purposes.

82. Your Company, I understand, will be a reclamation as well as building company?—Yes.

83. Do you propose to register under Act XXII. of 1863?—Yes.

84. What capital is required?—The amount stated in our estimate.

MR. MACFARLANE EXAMINED.

Mr. Macfarlane.

85. On whose behalf do you appear?—On part of the owner of Vaucluse, who objects to any scheme that would interfere with his private property. I have no scheme nor proposition of my own.

MR. VENAYECK WASSOODEW EXAMINED.

Mr. Venayeck Wassoodew.

86. What is your object in appearing before the Committee?—To state that I have land that will be affected by the schemes now proposed. My house is on the Breach on land projecting into the sea.

MINUTES OF EVIDENCE.

Tuesday, the 17th January 1865.

MEMBERS PRESENT.

The Hon'ble B. H. Ellis, C.S.	Mr. E. W. Ravenscroft, C.S.
Colonel Rivers, R.E.	Surgeon-Major S. M. Pelly.
Lieut. Colonel Kennedy, R.E.	Mr. R. S. Showell.

The Hon'ble B. H. Ellis in the Chair.

MR. MARRIOTT EXAMINED.

Mr Marriott: 17th Jan. 1865.

87. CHAIRMAN.—Who are the Engineers of the scheme represented by you at the last meeting?—Messrs. Scott and McClelland. (Mr. Marriott intimated that Mr. C. C. Bhandoopwala's name should be withdrawn from the list of promoters named at the last meeting.)

88. What guarantee are you prepared to give to Government or the public that the Promoters will retain an interest in their schemes until the work is complete, and to what extent, in proportion to the capital or the number of shares allotted, will the Promoters undertake to retain such interest?

This question was proposed to all the promoters present, and time was given them to answer it (see the proceedings of the Committee p. xvi.)

On Wednesday the 18th January the following answers to question 88 were received:—

(1)

To

THE SECRETARY OF THE BREACH CANDY FLATS, &C. RECLAMATION COMMISSION.

SIR,

We, the undersigned, have the honor to state, in reply to question No. 88, submitted to us for answer, as follows:—

The Commission have already been informed that our intention is to form a Company for the purposes of carrying out the above-mentioned schemes of reclamation should we obtain a concession of the land.

The capital of the proposed Company would be three crores of rupees, divided into three thousand shares of Rupees 10,000 each.

A first call of Rupees 5,000 per share would be made on allotment.

As a guarantee, then, which we are prepared to give to Government, that the promoters will retain an interest in their scheme, we beg to say that we are willing, in the event of our obtaining the concession, to deposit with Government three hundred shares, with the first call paid up, the same being the private property of the Promoter

and belonging to them, in the proportions declared by the number of shares attached to each name in the margin hereto. That such shares should remain with Government until the completion of the work, subject to the arrangement with regard to the return of a part of the said shares hereinafter mentioned The three hundred shares thus deposited would represent 10 per cent. of the whole shares of the Company.

F. F. LIDDERDALE	25
J. P. LEITH	25
W. F. STEARNS	25
T. C. HAYLLAR	25
A. STEWART	25
H. CLEVELAND	25
HON. R. J. JEEJEEBHOY	50
HON. PREMABHOY HEMABHOY	50
DINSHAW MANECKJEE PETIT	50

We propose that upon completion of one-fifth of the work one-fifth of the shares deposited by him should be returned to each promoter. That upon completion of two-fifths of the whole work one-fourth of the remainder; and that upon the completion of three-fifths of the whole work one-third of the then remainder; and upon completion of the whole work the rest of the shares should be returned by Government to each Promoter.

We shall be prepared, if Government so desire us, to enter into penal bonds, whereby each Promoter shall bind himself individually to pay all calls as they fall due upon his said shares, and not to part with his interest in his shares thus deposited before the expiration of the periods we have before mentioned for the returns of the shares to him. We propose that the penalty provided by the said bonds for the infraction of his obligation or any part thereof, by each Promoter, should be the forfeiture of his shares thus deposited, or such portion of them as shall not have been returned to him, together with any premium which Government may realize by the sale of the said shares; or at the option of such Promoter, a sum of money equal to the full market value of such shares at the date of such infraction.

There will be no objection on our part to the Government giving notice to the Company which we undertake to form, not to register any transfer of those shares thus deposited; and provision may be made in the Deed of Association, that such shares be not transferred until the expiration of the period hereinbefore mentioned, for the return of the said shares to the Promoters.

We propose that the Government be at liberty to publish the number of the shares thus deposited, in the Government Gazette, or in any other way, should it think it advisable to do so, together with a notice that purchasers will deal with them at their own risk.

We propose that all dividends declared should be paid as they fall due to the Promoters upon the shares thus deposited.

We propose that upon the death, bankruptcy, or insolvency of any Promoter, Government should transfer the said shares to the legal representatives of such Promoters, or make any arrangement with regard to their disposal, which may be considered to meet with the circumstances of the case.

As a further guarantee of the *bona fides* of the Promoters, we propose that the Deed of Association should provide that the present Promoters should be Directors during life, or until final departure from India, bankruptcy, or insolvency, or unless compelled to resign through ill-health, or by the expressed wish in writing of the majority of his colleagues, provided that in the last event, the Government have the power to veto such resignation.

We propose on a vacancy occurring in the Direction from any of the above-mentioned causes, that the appointment of a new Director, in the place of a dead or retiring Director, should rest with the remaining Directors, and not with the general body of the shareholders; and that Government should have power to veto the appointment of any Director nominated to fill up such vacancy.

We propose that in the event of one of the present Promoters retiring from the Direction, and of his partner being nominated and approved by Government to fill his place, the shares thus deposited by his partner should be held sufficient to qualify him for

the Direction, the said shares, however, not being transferred to his name in the books of the Company, and the original Promoter still remaining the registered holder of the said shares.

In addition to the personal security thus afforded to Government and the public, by the proposals hereinbefore made, we wish to call the attention of the Commission to the further guarantees of good faith which the Company are required to furnish by the provisions of Act XXII. of 1863, under which this Company will be registered, and by which it may be required to make a large deposit.

We have, &c.,

F. F. LIDDERDALE.
RUSTOMJEE JAMSETJEE JEEJEEBHOY.
J. PERCY LEITH.
W. F. STEARNS.
DINSHAW MANOCKJEE.
PREMABHOY HEMABHOY,
BY HIS ATTORNEY, VEERCHUND DEEPCHUND.
T. C. HAYLLAR.
H. CLEVELAND.
A. STEWART.

Bombay, 18*th January* 1865.

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(2)

To

THE PRESIDENT AND MEMBERS OF THE BREACH CANDY RECLAMATION COMMISSION.

GENTLEMEN,

The Promoters of the scheme submitted by myself and others are prepared to give Government a guarantee that they will retain an interest in the scheme until completion of the work, as follows:—

They will deposit with Government shares in the proposed Company allotted to the Promoters. On these shares they will, previous to deposit, pay the first call, (the amount of which has not been decided upon, but which will not be less than one-third of the nominal value of the shares, and Government shall be at liberty to retain such shares until the completion of the works.

The extent, in proportion to the capital of the proposed Company, to which such interest is to be retained by the Promoters, shall be one-twelfth of the whole, and the shares so deposited shall amount to such proportion.

110007

The above are specific replies to the questions as put by the Commissioners, but in addition, and as some guarantee on the part of the shareholders generally of the *bona fides* of the scheme, the Promoters will require allottees to deposit, with the first call, ten per cent. on the nominal value of the allotments, the whole of which deposit the Promoters are prepared to invest in Government paper or other approved securities, and to make over to Government to be held by them until completion of the works.

The Promoters further desire it to be understood that the ten per cent. proposed to be taken from allottees at the time of payment of the first call, will form no part of the capital of the Company, but is intended simply as a guarantee fund to be hereafter returned to the Company on fulfilment of the conditions of deposit, the interest being paid to the Company (on behalf of the shareholders) from time to time, as the same becomes due.

The Promoters will legally guarantee the fulfilment of the above terms, as may be required by Government, and such fulfilment shall be considered as a condition precedent to definitive registration. In the meantime, I am prepared to state that the Alliance Financial Corporation have consented to give the required guarantee, and to associate themselves with those whose names have been already published as Promoters on the basis of the proposed conditions.

Lastly, I may perhaps be permitted to add, that the Promoters having so very large a stake in the eventual success of the scheme, self-interest alone would operate as an incentive to the utmost exertion on their parts to ensure the efficient management of the affairs of the Company. They have made arrangements with Mr. Latham, C. E., by which that gentleman binds himself to complete the works, unless prevented by illness necessitating his leaving this country, and they undertake, moreover, to introduce a clause into the Articles of Association rendering compulsory the residence in Bombay of at least two European Directors.

I have, &c.,

THOMAS DIVER,

For Self and the other Promoters.

Bombay, 18*th January* 1865.

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(3)

We the undersigned, Promoters of a Company proposed to be formed, and called the "Breach Candy and Vellard Reclamation Company, Limited," undertake, in consideration of the concession being made to us of the land and foreshore, that we have applied for, that we will retain an interest in our scheme till the work is complete, to the extent of one-fifth of the capital or the number of shares which may be necessary to form such Company; and as a guaranteee to Government and the public, we are willing that such proportion of the shares of such Company shall be deposited with Government till the completion of the work.

We may add for the information of the Commissioners, that a hill adjoining the site proposed to be reclaimed, and containing material more than sufficient for the reclamation of the whole of the Breach Candy foreshore, has been purchased by us, and this we hope may be taken by Government as an additional guarantee of our intention and ability to carry out the proposed undertaking without delay :—

C. P. COOPER.
F. S. HORE.
J. MACFARLANE.
A. B. CURSETJEE DADY.
MERWANJEE NUSSERWANJEE BHOWNUGGREE.
D. BYRAMJEE.
R. LUXIMONJEE.
CAETANO GABRIEL DE SOUZA.
BURJORJEE SORABJEE LYWALLA.
COWASJEE MUCHERJEE AHMEDABADWALLA.
MANOCKJEE CURSETJEE.
RUTTONJEE RUNCHORDASS.
MUNJEE NURSEE.
FEEROZSHAH SHAPOORJEE.
BYRAMJEE NUSSERWANJEE SIRVAI.

For the Bombay Finance Corporation, Limited.
PHILIP KNEE, MANAGER.

For the Asiatic Financial Association, Limited.
HENRY COWLEY, SECRETARY.

Bombay, 18*th January* 1865.

APPENDIX A.

Paper delivered in by Mr. McCulloch :— PAGE.

Estimate for sea wall and reclamation for Western Foreshore, Breach Candy, and the reclamation of Government ground on the Flats 15

APPENDIX B.

Papers delivered in by Mr. Latham :—

Note regarding the reclamation of the Bombay Flats..... 16

Abstract of plots (Flats reclamation)..... 17

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Estimate for reclamation of the Flats..... 19

List of Property on the Flats..... 20

Note regarding the Breach Candy reclamation..... 21

Abstract of plots (Breach Candy reclamation) 22

General estimate of the Breach Candy reclamation 23

List of Property to the west of the road from Mahaluxmee to Malabar Point..... 24

Note regarding the Vellard reclamation..... 25

Abstract of plots (Vellard reclamation) 26

General estimate of the Vellard reclamation 27

List of Property to the west of the road from Mahaluxmee to Love Grove..... 28

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APPENDIX C.

Papers delivered in by Mr. Marriott :—

Statement of proposed arrangements 30

Estimate of the proposed Breach Candy reclamation..... 31

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Letter from Mr. T. Blaney..... *ib.*

APPENDIX A.

PAPER DELIVERED IN BY MR. MCCULLOCH AND REFERRED TO IN HIS EVIDENCE, 7TH JANUARY 1865.

Estimate for Sea Wall and Reclamation for Western Foreshore Breach Candy and the Reclamation of Government Ground on the Flats to an uniform level of two feet above high water mark.

Masonry.						
Ashlar 155,760 cubic feet at Rupees 4 per foot...	6,23,040	0	0			
Rubble backing 360,195 cubic feet at Rupees 40 per 100 cubic feet	1,44,078	0	0			
Concrete 183,854 cubic yards at Rupees 24 per cubic yard	4,41,249	9	7			
Foundation.						
Dressing surface of rock 46,728 square feet at Rupees 2 per foot.....	93,456	0	0			
Reclamation.						
45,92,154·4 cubic yards at Rupees 2½ per cubic yard.....	114,80,386	0	0			
Surface Drainage.						
Drains from road through Sea Wall 5,164·28 cubic feet at Rupees 130 per 100 cubic feet.....	6,713	0	0			
				1,27,88,922	9	7
Total area.....13,72,750 sq. yds.						
Less for roads ... 1,59,720						
12,13,030 at Rs. 10-8-8 per sq. yd.						
Government Flats.						
Total Reclamation 1,12,13,700·48 cubic yards at Rupees 2½.....	2,80,34,250	0	0			
Covering for Main Drain 9,000 feet at Rupees 130 per foot.....	11,70,000	0	0			
				2,92,04,250	0	0
Total area 24,30,000 sq. yds. at Rupees 12-0-1 per yard.....				4,19,93,172	9	7
Mean depth of Reclamation 12·25 feet						
By reducing the level to 2 feet below low water mark we save 32,31,900 cubic yards of reclamation, equivalent to .....Rupees	80,79,750	0	0	80,79,750	0	0
and gives an average cost of Rs. 8-4-1 per yard...						
				339,13,422	9	7

THOS. C. HAYLLAR,
For F. F. LIDDERDALE.
Chairman of the Mahaluxmee Land Reclamation Company.

APPENDIX B.

PAPERS DELIVERED IN BY MR. LATHAM, AND REFERRED TO IN HIS EVIDENCE, 7TH JANUARY 1865, AND ALSO PAPERS DELIVERED BY MR. LATHAM ON THE 10TH JANUARY 1865.

NOTE.

Probable area square yards	89,44,775	
Do. cubical contents of filling	2,01,54,392	
Lineal length of main drain from Tardeo road to Worlee Sluice	8,930	feet.
Lineal length of main drain under proposed reclamation	7,730	
Average width of main drain	20	feet.
Area of land claimed by Government	9,12,572	
Greatest fall of rain in one day	7"60—26th June 1864.	
Quantity in gallons spread over land reclaimed	1,16,28,531	
Do. do. in one second	8,075	gallons.
Percentage of land given to Government, public purposes, enclosures, squares and roads over-whole area	·07	
Do. not counting roads	·015	
Area of roads to be made by Company	4,80,000	
Area of foras roads within boundary	81,000	
Area given in squares, &c., to the public	1,37,228	

GEORGE LATHAM, C. E.,

Bombay.

January 10th, 1865.

BOMBAY FLATS RECLAMATION.

ABSTRACT OF PLOTS.

No.	For what purpose.	Area in Square Yards.	Remarks.
1		72,590	
2		1,05,055	
3		1,94,555	
4		1,73,500	
5		84,211	
6		1,86,666	
7		1,13,911	
8		1,63,333	
9		1,59,444	
10		1,73,077	
11		2,33,055	
12		71,800	
13		1,52,111	
14		2,68,055	
15		1,22,403	
16		209,000	
17		85,000	
18		1,14,833	
19		1,23,600	
20		1,52,250	
21		1,28,900	
22		2,00,222	
23		56,000	
24		1,59,311	
25		1,70,166	
26		2,14,444	
27		96,296	
28		1,24,500	
29		1,78,433	
30		57,194	
31		1,56,444	
32		1,08,444	
33		1,73,650	
34		1,68,875	
35		55,044	
36		98,455	
37		1,11,200	
38		2,25,722	
39		31,944	
40		56,166	
41		40,666	
42		12,255	
43		4,37,354 4,55,885	Parade Ground Lines.
44		55,111	
	Squares	36,736 22,666	
	Triangles	27,777 13,361	6,98,428
	Circle	36,688	
	Roads by Company	4,80,000	
	Foras Roads	81,000	

GEORGE LATHAM, C. E.,

Bombay.

January 7th, 1865.

BOMBAY FLATS.

ABSTRACT OF PLOTS.

No.	For what purpose.	Area in Square Yards.	Remarks
1		72,590	
2		1,05,055	
3		1,94,555	
4		1,73,500	
5		84,211	
6		1,86,666	
7		1,13,911	
8		1,63,333	
9		1,59,444	
10		1,73,077	
11		2,33,055	
12		71,800	
			17,31,197
13		1,52,111	
14		2,68,055	
15		1,22,403	
16		2,09,000	
17		85,000	
18		1,14,833	
19		1,23,600	
			9,75,002
20		1,52,250	
21		1,28,900	
22		2,00,222	
23		56,000	
24		1,59,311	
25		1,70,166	
26		2,14,444	
27		96,296	
28		1,24,500	
29		1,78,433	
			14,80,522
30		57,194	
31		1,56,444	
32		1,08,444	
33		1,73,650	
34		1,68,875	
35		55,044	
36		98,455	
37		1,11,200	
			9,29,106
38		2,25,722	
39		31,944	
40		56,166	
41		40,666	
42		12,255	
43	Parade Ground.. 4,37,354 Lines 4,55,885	8,93,239	Government.
			12,60,042
44		55,111	
	Public.....	36,736 22,666	Squares.
	Do.	27,777 13,361	Triangles.
	Do.	36,688	Circle.
			1,42,334

GEORGE LATHAM, C. E.,

Bombay.

January 10th, 1865.

BOMBAY FLATS RECLAMATION.

ESTIMATE.

Sqre. Yds.				Rs.	A.	P.
4,99,533 × 15'	24,97,665					
22,98,729 × 7'	53,63,701	Cubic Yards of filling...1 per cent.	C.Y.	201,54,392	0	0
61,46,513 × 6'	1,22,93,026					
		Compensation.....		15,00,000	0	0
2,976 R. Yds.		Drainage Main 370	,, 1 R. Yd.	11,01,120	0	0
2,643 R. Yds.		Do. do.....100	,, 1 R. Yd.	2,64,300	0	0
4,80,000 × 9"		Roads say.....31	,, 100 C.F.	10,04,400	0	0
				2,40,24,212	0	0
		Contingencies @ 10 per cent		24,02,421	0	0
			Total Rupees...	264,26,633	0	0

Rupees Two Hundred and Sixty-four Lacs, Twenty-six Thousand, Six Hundred and Thirty-three.

GEO. LATHAM, C. E.

Bombay, 7th January 1865.

BOMBAY FLATS RECLAMATION.

	Owner.	Occupier.	Remarks.
	No property between the Vellard and Love grove, only Rifle Butts...		
	At Love Grove.		
	Muncherjee Burjorjee.....	Nacoda's Son.....	
	Paddy fields along the road side.	Purshottam.....	
	Brick fields and two thatched houses.....	Do.	
	From sluices to B. B. Rail.....		
	Paddy fields about 4 acres.....	Earth being removed for Foras road	
	Between Foras road and B. B. Railway Rail	No property.....	
	Between B. B. Rail and No. 1 and 2 Foras roads, earth being removed		
	Between Vellard No. 1 and 2 Foras roads and B. B. Rail ...		
	Hindoo Burial ground.....		
	Between drain No. 1 and 3.....	No property.....	
No.	Between No. 3 and road.....		
1	Bopee.....	Beasties Thatched.....	
2	Fields.....	Bopee.....	
3	Do		
4	Nowrojee Jehangirjee Gamodia.	Arrack shop.....	
5	Do. Thatched	Gatee Baba.....	
6	Fields Do.		
7	Do. Do.		
8	Do. Do.	Warain Proba.....	
9	P. Chokey.....	Police.....	
10	Veera Rama.....	Owner	
11	Well Do.....		
12	Do. Thatched.....	Do.....	
13	Do	Do.....	
14	Jamsetjee Jeejeebhoy Bottlewalla.	Carcoon and servants....	
15	Do. Do.		
16	Do. Do.		
17	Do. Do.		
18	Cowasjee Manockjee and Biramjee Sapoorjee.....	Building (new).....	
19	Rustomjee Jamsetjee Bottlewalla	Do. (new).....	
20	Cowasjee Manockjee.....	Bairamjee Shapoorjee Arrack Shop.....	
21	Nusserwanjee.	Building (new).....	
22	Eduljee Metta.....	Owner	
23	Do	Building (new).....	
24	Bairamjee, Thatched.....	Owner.....	
25	Gala Heerjee.....	Owner.....	
26	Muncherjee Puntajee.....	Fields.....	
27	Kalleedass.....	Mr. Hurkin.....	
28	Do.	Fields.....	
29	Do.	Unoccupied.....	
30	Kistna Makanjee.....	Mr. Laing	
31	Do.	Fields.....	
32	Do. Thatched.....	Babajee Appajee.....	
33	Kistna, Thatched.....	Ramjee Ragojee.....	
34	Mottie Baie.....	Ardaseer Dunjeebhoy Wadia	
35	Do.....	Hormusjee.....	
36	Do.....	Nowrojee Dinshaw Dawur.....	
	Wurlee Road	Boundaries.....	
	Do. Causeway.....		
	Mahim Woods.....	Do.	
	Foras Road.....	Do.	

GEORGE LATHAM, C. E.,
Bombay.

January 7th, 1865.

BREACH CANDY.

NOTE.

Probable area square yards 11,65,331

Do. Contents filling cubic yards..... 44,67,102

Mean average depth of filling 11-6

Greatest depth of Do. 30

Mean average depth of sea wall 19-6

Greatest depth of Do. 31

Lineal length of sea wall below low water 2,680

Do. Do. above low water 14,132

General character of bottom is rock

Area occupied by roads, square yards 2,44,154

The plots marked G proposed to be allotted for Government purposes—area square yards 1,15,167

Lots Nos. 24, 25, 26, 27, 28, 29 and 30 to be allotted for public purposes (if required) 1,25,389

Lots Nos. 1, 20, 21, 31, 32 and 39 to be allotted for Police.. 5,719

Greatest fall of rain in one day..... 7"60-26th June 1864.

Quantity in gallons spread over land reclaimed 14,85,506

Low water spring	72·00	Reduced from Colonel DeLisle's datum.
Low water neaps.....	76·00	
High water spring	83·00	
High water neaps	88·00	
Level of parapet	94·00	

Fall of rain over all land.

„ in one second—Gallons 17⅓

Under ground drains—3 feet diameter.

With a fall of 1 in 80 will discharge.....203 Gallons per second.

Do. Do. 2 feet .....174·25 Do.

Do. Do. 1 foot .... 61·8 Do.

Percentage of land given to Government, public purposes, enclosures, squares and roads over whole area ..... 48 per cent.

Do. not counting roads ..... 27 per cent.

Do. not counting park ..... 17 per cent.

Do. not counting enclosures and squares..... 10 per cent.

Percentage of roads on area of Lots retained..... 25 per cent.

Percentage of do. after deducting 25 feet from breadth of sea road ... 11 per cent.

January 10th, 1865. GEO. LATHAM, C. E.

BREACH CANDY RECLAMATION.

ABSTRACT OF PLOTS.

No.	For what purpose.	Area in Square Yards.	Remarks.
1	Police	1,270	
2	Government	14,530	
3	Do.	18,900	
4	Do.	21,667	
5	Do.	21,000	
6	Do.	18,420	
7	Do.	20,650	
8	Company	19,354	
9	Do.	21,000	
10	Do.	24,024	
11	Public	14,806	
12	Company	26,573	
13	Do.	20,905	
14	Public	23,000	Church.
15	Company	414,86	
16	Do.	4,900	
17	Do.	31,321	
18	Do.	31,463	
19	Do.	3,891	
20	Police	1,052	
21	Do.	242	
22	Company	31,254	
23	Do,	61,491	
24	Publice purposes (if required)	34,555	
25	Do.	12,614	
26	Do.	17,714	
27	Do.	8,733	
28	Do.	30,022	
29	Do.	9,393	
30	Do.	12,358	
31	Police	295	
32	Do.	1,300	
33	Company	42,860	
34	Do.	8,342	
35	Do.	10,908	
36	Do.	44,141	
37	Public	9,680	
38	Company	47,274	
39	Police	660	
40	Company	15,645	
41	Do.	17,160	
42	Do.	9,600	
43	Do.	11,667	
44	Do.	33,388	
45	Do.	34,497	
46	Do.	4,445	
	1st Square 13,708 2nd ,, 16,667	30,375	Public.

GEORGE LATHAM, C. E.,

Bombay.

January 10*th*, 1865.

GENERAL ESTIMATE OF THE BREACH CANDY RECLAMATION.

Sea Wall 16,800 Lin Ft. in length × 19' 6" average height and 7' 8," average breadth.						
16,800 × 10 × 2	3,36,000	Stepping foundation on rock 50 per cent. 100 C. Ft.		1,68,000	0	0
16,800 × 16 × 2	5,37,600	Ashlar face work front of sea wall 225 per cent. 100 Sq. Ft.		6,04,800	0	0
16,800 × 16 × 6	1,693,440	Rubble backing to sea wall 50 per cent. 100 C. Ft.		8,06,400	0	0
16,800 × 4-6 × 7-9		Keyed coping top of sea wall 6 to 8 per cent. 1 Sq. Ft.		4,91,400	0	0
1,66,533 × 11-6	4,467,102	Cubic Yards of filling 1 per cent. C. Yd.		4,467,102	0	0
		Compensation say		1,00,000	0	0
1,400 × Run Yds.		Drainage Main, &c. 8 cross drains, &c. &c. 100		1,40,000	0	0
Sq. Yds.						
2,44,154 × 9'		Roads		5,07,986	0	0
				72,85,688	0	0
		Contingencies @ 10 per cent.		7,28,568	0	0
		Total.....	Rupees	80,14,256	0	0

Rupees Eighty Lacs Fourteen Thousand Two Hundred and Fifty-six.

GEO. LATHAM, Civil Engineer.

Bombay, 7th January 1865.

LIST of Property to the West of the road from the Mahaluxmee to Malabar Point.

No.	Owner's Name.	Occupier's Name.
1	Dagajee	Temple.
2	Do.	Duramsalla.
3	Do.	Do.
4	Do.	Do.
5	Dumajee Sett Battia	Do.
6	Do.	Do.
7	Oodajee Battia	Do.
8	Poojoowandass Poroosandayat Causeway	Owner and stables.
9	Veeragarow	Owner.
10	Warainey	Do.
11	Wasootheo	Do.
12	Chokey	Police wooden.
13	Cursetjee Bandoopwala	Mr. W. Cooper.
14	Do.	Mr. Tanner.
15	Do.	Unoccupied.
16	Do.	Do.
17	Do.	Owner.
18	Reclaimed land foundations and basement laid	
19	Reclaimed land	
20	Wadia Gundee	Waste land tent pitched.
21	Dinsajee Pittee	Owner.
22	Wadia Gundee	Do.
23	Hindoo Burial Ground	
24	Walkeshwara Temple land	Temples, Durumsallas, &c.
25	Government Ground	Government House.

GEORGE LATHAM, C. E.,
Bombay.

January 7th, 1865.

VELLARD, BOMBAY.

NOTE.

Probable area square yards		7,51,043
Do. Contents filling cubic yards		40,52,584
Mean average depth of filling		15 feet.
Greatest depth of Do.		34 feet.
Mean average height of sea-wall		22 feet.
Greatest depth of sea-wall		39 feet.
Lineal length of sea-wall below low water		793 feet.
Do. Do. above low water		4,069 feet.
General character of bottom is rock		
Area occupied by roads, square yards	1,86,146	
Low water springs	72·00	Reduced from Colonel DeLisle's datum.
Low water neaps	76·00	
High water springs	83·00	
High water neaps	88·00	
Formation filling	90·00	
Level of parapet	94·00	
The plots marked G proposed to be allotted for Officers' Quarters, area square yards		96,728
Lots 7 and 8 allotted for Police		1,986
Public squares square yards		36,333
Percentage of Land given to Government, public purposes, enclosures, squares and roads over whole area		44 per Cent.
Do. not counting roads		19 per Cent.
Percentage of roads on whole area		25 per Cent.
Do. Do. after deducting 25 feet from sea road		23 per Cent.
Greatest fall of rain in one day		7"60—26th June 1864.
Quantity in gallons spread over land reclaimed in 24 hours.		9,73,594 Gallons.
Do. Do. in one second		11¼ Gallons.

GEORGE LATHAM, C. E.

January 10th, 1865.

VELLARD, BOMBAY.

ABSTRACT OF PLOTS.

No.	For what purpose.	Area in Square Yards.	Remarks.
1	Government	55,951	
2	Company	15,005	
3	Do.	27,606	
4	Do.	23,149	
5	Do.	20,166	
6	Do.	69,400	
7	Police	966	
8	Company	23,013	
9	Government	26,539	
10	Company	16,666	
11	Do.	32,000	
12	Do.	37,333	
13	Do.	14,790	
14	Government	14,238	
15	Company	27,777	
16	Do.	62,529	
17	Do.	60,416	
18	Police	1,020	
	Public Square	23,111	
	Site for Church	13,222	
	Roads	1,86,146	

GEO. LATHAM, C. E.

Bombay, January 7th, 1865.

GENERAL ESTIMATE OF THE VELLARD RECLAMATION.

Sea Wall. 4,793 Lin Ft. × 22' 8" average height and 8' 3" average thickness.					
950 × 9 × 36	3,07,800	Damming for foundations 10 per cent. C. Yd	1,14,00	0	0
4,793 × 11-6 × 1-3	68,89,937	Stepping foundation on rock 50 per cent 100 C. Ft.	34,449	2	0
4,793 × 18 × 3	2,58,822	Ashlar face work front of sea wall 225 per cent 100 Sq. Ft.	1,94,116	8	0
4,793 × 17-6 × 6-3	5,24,234·37	Rubble backing to sea wall 50 per cent 100 C. Ft.	2,62,117	2	10
4,793 × 6 × 8	2,30,064	Keyed coping top of sea wall 6 to 8 per cent 1 Sq. Ft.	1,86,927	0	0
7,52,026 × 16-2	40,52,584	Cubic Yards of filling 1 per cent C. Yd	40,52,584	0	0
		Compensation say	25,000	0	0
3,126 Run Yds.		Drainage Main, &c. 100 per yd	3,12,600	0	0
Sq. Yds.					
1,86,146 × 9"	12,56,975	Roads 31 per cent 100 C. Ft.	3,89,662	0	0
			55,71,455	0	0
		Contingencies @ 10 per cent.	5,57,145	0	0
			———	0	0
		Total...Rupees	61,28,600	0	0

Rupees Sixty-one Lacs, Twenty Eight Thousand, Six Hundred.

GEORGE LATHAM, C. E.,

Bombay.

January 7th, 1865.

VELLARD RECLAMATION.

LIST of Property to the west of the road from Mahaluxmee to Love Grove.

No.	Owner's Name.	Occupier's Name.
1	Rustomjee Bottlewalla	By servants—Thatched.
2	Ditto	Stables—Tiled.
3	Police Chowky	Police—Thatched.
4	Ditto	" Tiled.
5	Rustomjee Bottlewalla	Owner.
6	Ditto	Do.
7	Tulsee Gopaljee Bunsalee	Dhurmsalla.
8	Ditto	Tank.
9	Ditto	Temple.
10	Sorabjee Bottlewalla	Owner.
11	Ditto	Stables.
12	Hurdeesha Mudeena	Dhurmsalla.
13	Ditto Darmoo's	Temple.
14	Moobakana	Hanooma's Temple.
15	Ditto	Dhurmsalla.
16	Bown Madeejee	Luxosima Sadasee.
17	Purshotum Runchodas	Dhurmsalla.
18	Koosalladass	Owner.
19	Gunput Kristnajee	Dhurmsalla.
20	Panoobaloo	Owner—Thatched.
21	Ditto	Matta Do.
22	Luxoomansett	Owner.
23	Ittooba Purboorow	Dhurmsalla.
24	Damoo Battia	Goodidee Gatee.
25	Issooba Damoothar Sett	Owner.
26	Seekoona Waldoo	Dhurmsalla.
27	Ragoonath Madoojee	Do.
28	Darjee Proboo	Do.
29	Dagojee	Temple.
30	Ditto	Dhurmsalla.
31	Dada Burbaie	Do.
32	Mooladoo Baie Proboo	Do.
33	Peepajee Proboo	Do.
34	Garojee Proboo	Do.
35	Govind Row and Caneenat Attamaram	Do.
36	Davidass Mooralchund	Do.
37	Narainvutul Gopee	Do.
38	Ittooba Mawkojee	Do.
39	Narainvutul Gopee	Mahaluxmee's Temple.
	AT LOVE GROVE.	
1	Gudib Sahib	Moosawar.
2	Ditto	Peerkhana.
3		Musjid.
4		Mussafarkhana.
5		Do.
6	Wujeevondass Bunia	Owner.
7	Ditto	Servants.
8	Ditto	Do.
9	Mr. Fleming	
	ON THE ISLAND.	
1	Peer Hajamee	Musjid.
2		Peerkhana.
3		Mussafarkhana.
4		Do.
5		Do.
6		Do.

GEORGE LATHAM, C. E.,
Bombay.

January 7th, 1865.

STATEMENT OF THE MODE IN WHICH IT IS PROPOSED TO FIND THE NECESSARY FUNDS FOR THE CONSTRUCTION AND MAINTENANCE OF THE PROPOSED RECLAMATION WORKS.

It is proposed to form one or more Joint Stock Companies, the shareholders in which will subscribe such Capital as may be required.

APPENDIX C.

PAPERS DELIVERED IN BY MR. MARRIOTT, AND REFERRED TO IN HIS EVIDENCE, 7TH JANUARY 1865.

Statement of Arrangements proposed to be made for Public Convenience and Government purposes.

We, the undersigned, Promoters of the Company to be called the Breach Candy and Vellard Reclamation Company (Limited), beg to offer the following proposals :—

We propose to reclaim 1,180,000 square yard, of land.

Of this we propose to place twenty-five per cent. at the disposal of Government for roads, open, and ornamental grounds, or any other purpose consistent with the use of the adjoining land for building purposes.

We propose to lay out land for seventy detached Bungalows, to be let each at the rent of Rupees Five Hundred per mensem, and Terraces to contain 320 houses, to be let at from Two to Three Hundred Rupees per mensem.

Messrs. Scott, McClelland and Campbell are our architects, and we propose to have all our buildings erected on a plan prepared by them subject to the approval of Government.

We also propose to lay out the ground on a Plan prepared by them subject to any modification disired by Government.

We expect to have 72 houses ready for occupation in two years, and the whole in seven years.

We propose to drain the land by drains down the principal streets at right angles to the sea wall, discharging at low water mark and by transverse drains discharging into these.

C. P. COOPER.

FRASER S. HORE.

J. MACFARLANE.

A. B. CURSETJEE DADY.

D. BYRAMJEE.

MERWANJEE NUSSERWANJEE.

R. LUXIMONJEE.

MANOCKJEE CURSETJEE.

BURJORJEE SORABJEE LYWALLA.

COWASJEE MUNCHERJEE AHMEDABADWALLA.

BYRAMJEE NUSSERWANJEE SIRVAI.

MANOCKJEE SORABJEE VACHAGAND.

CAETANO GABRIEL DE SOUZA.

મનજી નરશી.

MUNJEE NURSEE.

BREACH CANDY RECLAMATION.

ESTIMATE OF THE COST OF THE RECLAMATION ACCORDING TO THE PLANS SUBMITTED BY THE BOMBAY FINANCE CORPORATION.

6,35,000	Square yards north of the line A B on plan, including substantial protection seaward by sea-wall and break water at Rs. 12 per square yard.....	Rs.	76,20,000
5,45,000	Square yards south of the line A B on plan including substantial protection seaward by sea-wall and break water at Rs. 8 per square yard.....	,,	43,60,000
11,80,000	Square yards	Total..... Rs.	1,19,80,000

SCOTT, McCLELLAND & Co.

NAMES OF THE PROMOTERS.

C. P. COOPER.
FRASER S. HORE.
J. MACFARLANE.
A. B. CURSETJEE DADY.
MERWANJEE NUSSERWANJEE.
R. LUXIMONJEE.
CAETANO GABRIEL DE SOUZA.
BURJORJEE SORABJEE LYWALLA.
COWASJEE MUNCHERJEE AHMEDABADWALLA.
MANOCKJEE CURSETJEE.
RUTTONJEE RUNCHORDASS.
BYRAMJEE NUSSERWANJEE SIRVAI.
મનજી નરશી.
MUNJEE NURSEE.
જમનાદાસ દુલભદાસ.
JUMNADASS DOOLUBHDASS.
D. BYRAMJEE.
MANOCKJEE SORABJEE VACHAGANDY.

APPENDIX D.

No. 417 OF 1865.

PUBLIC WORKS DEPARTMENT.

Bombay Castle, 22nd February 1865.

Letter from Mr. T. Blaney, Medical Practitioner, dated 20th February 1865.

Represents the extreme pressure for house accommodation at present experienced by the European population generally, and proposes certain measures for securing an extension of building sites on the Flats.

RESOLUTION.—Mr. Blaney should be thanked for his letter, the suggestions in which shall have every attention. He should be informed that his letter, which was received after the report went in, will be printed as an Appendix to the Reclamation Committee's Report No. I.

T. DOWDEN, Lieutenant, R. E.,

Acting Under Secretary to Government.

To

H. BIRDWOOD, ESQ.,

Secretary to the RECLAMATION COMMISSION,

(With copy of Mr. Blaney's letter.)

(Accompaniment to the above.)

To

HIS EXCELLENCY SIR H. BARTLE E. FRERE, K.C.B.,

Governor in Council, Bombay.

MAY IT PLEASE YOUR EXCELLENCY,

Under the extreme pressure for house accommodation in this city, a pressure most painfully experienced by the European population, it has been thought desirable to secure an extension of building ground, and among other situations that large, vacant, low-lying waste, bounded by Cumballa Hill, by the Bellasis and Parell Roads on the West, South, and East, and by the Breach Candy Causeway on the North, has come to be considered capable of being reclaimed and utilized. It is said this can be effected—

1st. By raising the depressed land with earth filling.
2nd. By establishing efficient drainage, and,
3rd. By constructing necessary roads.

2. As part of a larger scheme, the right of reclamation of the "Flats" has been asked as a concession from Government by private companies, and in view of the prevailing high prices of land and rents,—the maximum limits of which have been by no means yet reached, it is generally looked upon as a valuable grant which is capable of yielding a very large profit to those who may be fortunate enough to secure possession thereof. Viewing the capital and power of a Joint Stock Association as better fitted for carrying out an extensive and costly work of this kind, than the isolated and supposed weak efforts of private individuals, there appears to be a general assent given to the idea of the propriety of handing over the "Flats" to an associate copartnery composed of the friends of the so-called Promoters of the work. It is said that a wealthy Joint Stock Company can work quicker, cheaper, and more satisfactorily than private individuals, or rather that private individuals could do but little in the works of erecting a new town. Uniformity, and to some

extent, architectural good, is expected, and may be enforced of a public Company in the erection of buildings, and it is thought that private individuals would be unwilling to accept these conditions.

3. As a member of this community taking no little interest in its welfare, and for many years a resident of this city, I trust your Excellency will pardon my boldness in respectfully venturing to urge that the grant of the right of reclamation of the "Flats" to a Joint Stock Association would be little short of a public calamity, on the view that the Promoters and shareholders would of necessity secure for themselves a large profit which must be derived from the sales of land and the rents of houses, and in passing from one ownership to another, both land and houses would become ever dearer than at first and rents would rise. Moreover, experience has abundantly manifested that our large public Companies have done more towards forcing prices upwards than could have been effected by the disjointed efforts of individuals, and that these Companies have repeatedly given and are now giving fabulous prices for ground in and out of Bombay. These prices for land too truly teach us, that the purchasers, setting aside all the laws which govern trade and barter between man and man in fair dealing, trust to obtain a still larger profit, which they hope to secure in times of great speculative excitement like the present. It is this evil spirit of speculation which has enhanced the value of houses, land, and rents in Bombay in a four-fold degree.

4. Under these circumstances it would be a boon to the community at large, if in the appropriation of this land for building purposes under Act XXII. of 1863, any plan could be devised which, while obtaining for the city all the advantages expected at the hands of a Joint Stock Association, would in however slight a degree obviate the evil of steadily rising rents. Confining attention to the ground known as the "Flats," and now in possession of Government, excluding that portion which Government desires to set apart for public purposes, I would solicit your Excellency's attention to the following proposition:—

By mapping out the ground for disposal to the public into convenient lots as was done on the Esplanade during the late sales, and then selling it at a fair upset price per lot, or per square yard if need be, to private individuals, who may be ready and willing to build according to a plan sanctioned by Government, giving the preference to the servants of Government at a reduced price, say of 25 or 30 per cent. on the minimum selling price, and then at a full minimum rate to others having a bonâ-fide intention to build for their own accommodation, permitting no individual to secure more than two allotments. By disposing of the remainder by public auction to the highest bidders, lot by lot, so as to avoid large portions falling into the hands of single individuals or public Companies. This would considerably increase the number of householders, and rents would not rise so rapidly while lacking the elements of combination and monopoly.

The ground for disposal having been measured, and the price per lot or per square yard having been fixed, the probable amount that would be realized on the sale could be determined. This amount should bear a relation to the estimated cost of reclaiming the ground required by Government, as also the cost of the construction of drains, roads, and other matters associated with public hygiene, which would have been demanded of a public Company, had the concession of the right of ownership been granted to a Joint Stock Association.

It would easily be determined whether the public would fall in with these views, and take up the lots on the conditions set forth by Government, by the publication of a notice in the Official Gazette and in the daily journals, inviting applications from private individuals who were willing to receive single allotments. If, as I believe, the number of applications would far exceed the number of allotments at the disposal of Government, and if the amount which the whole of the disposable ground would realize was calculated to cover the entire cost of every work which would have been undertaken by a Joint Stock Company, then, I conceive, Government would be free to decide between the claims of hundreds of respectable towns-people, who are now groaning under heavy rents, or who are unable to secure decent lodging, and the claims of a few wealthy Promoters of a Joint Association, whose chief aim must be the care of themselves.

5. But public Companies can neither reclaim ground nor build houses so cheaply as private individuals, for the reason that a deep personal interest must always secure more than can be obtained from paid agency. Public Companies must therefore insist on higher rents than private individuals. And unfortunately the law of demand and supply cannot operate so speedily on public Companies as on private individuals of moderate means, such as I propose, the householders on the "Flats" shall be, for the former can afford to allow their houses to remain tenantless longer than the latter.

6. I need not dwell on the serious distress of house accommodation and immoderate rents which at present prevail, for Government is fully acquainted with the evil in its extent and magnitude in so far as it bears off the members of the official class. But I may offer my own case as a fair example of the non-official class, a European of moderate means. My house rent is to be increased six-fold, as the building is required for the accommodation of the thirty-first Bombay Bank, and no fair and legitimate employment will enable me to pay what is demanded. I must either be driven into the speculative market or into a wretched unhealthy dwelling. To many so circumstanced a plot of ground on the "Flats" would be an especial benefit, and it is in view of saving myself and others from this pressing evil that I venture to seek for my proposition a patient consideration at the hands of Government. But hundreds suffer more than I can be made to suffer from the crushing effects of rising rents, and I make bold to affirm that along with me many honest hardworking men would thankfully come forward to solicit building sites on the "Flats" on such conditions as Government would see fit to grant. That they do not now join me in this petition is simply because it is perhaps premature to do so. A wide range of observation and a long experience has given me especial advantages for ascertaining the full sum of the prevailing distress and the feeling consequent thereon, advantages which few others could possess; and putting aside my own interests, I would assure your Excellency of the extreme urgency of some relief, both as regards an immediate extension of the building space in Bombay, and if possible, the adoption of any and every means for bringing down rents. We may get the one from the hands of Joint Stock Associations, but we shall assuredly not only be denied the other but shall be made to feel the power and greed of a strong monopoly.

7. I would not be unmindful of the claims of the humbler classes to extended house accommodation. It is in truth necessary to extend the breathing space among those classes if possible, for they are now crowded together in some parts of Bombay occupying an average standing area of only four square yards. The effects of this packing can only be disease—death. Some modification of the plan I have proposed would carry out this idea. A certain number of acres might be set apart for humbler dwellings, to be constructed on approved principles, having special reference to the requirements of healthy respiration. I would respectfully venture to urge on Government that the adoption of any scheme for reclaiming the "Flats" should incorporate a fair share of house room for the artizan and laboring population.

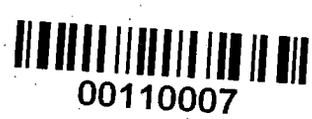
8. If the favor of Government should, with a benevolent desire to go minutely and searchingly into the subject of my appeal, demand further evidence, I would venture to request, though I have but little spare time, that I may be cited to appear before the Reclamation Commission, or be called upon in any other way to explain more particularly what I have here so imperfectly set forth. I would in conclusion offer your Excellency the assurance that nothing short of the distressing subject of scanty house accommodation, filthy dwellings, extortionate rents and the hope of being useful to the sufferers in this distress could have induced me to submit this appeal for the consideration of Government in the midst of grave matters of administrative importance.

I have, &c.

T. BLANEY,

Medical Practitioner.

Armenian Lane, Fort, Bombay,
20th February 1865.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